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寄件者: Christian Chim <[REDACTED]>  
寄件日期: 2026年08月20日星期四 18:36  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND; Athena Pui Yin LAI/PLAND; Bon Tang; Matthew Ng; Danny Ng; Grace Wong  
主旨: RE: [FI] S.16 Application No. A/YL-KTN/1258 - FI to address departmental comments  
附件: FI1 for A\_YL-KTN\_1258 (20260820).pdf

Dear Sir,

We write to submit further information in response to the departmental comments on the captioned application. This is to supersede our previous submission in the preceding message dated 19.8.2026 at 15:24hr.

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]

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**From:** Christian Chim  
**Sent:** Wednesday, August 19, 2026 3:24 PM  
**To:** Town Planning Board <tpbpd@pland.gov.hk>  
**Cc:** Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>; Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>; [REDACTED]  
[REDACTED]  
**Subject:** [FI] S.16 Application No. A/YL-KTN/1258 - FI to address departmental comments

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**

Our Ref. : DD107 Lot 1434 & VL  
Your Ref. : TPB/A/YL-KTN/1258

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

**By E-mail**

20 August 2026

Dear Sir,

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

**Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities  
and Associated Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone,  
Lots 1434 (Part) and 1435 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1258)**

We write to submit further information in response to the 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.: Mr. David CHENG

email: dcccheng@pland.gov.hk )

(Attn.: Ms. Athena LAI

email: apylai@pland.gov.hk )



**Responses-to-Comments (RtC)**

**Proposed Temporary Warehouse (excluding D.G.G.) with Ancillary Facilities  
and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone,  
Lots 1434 (Part) in D.D. 107, Kam Tin North, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1258)**

(i) A RtC Table:

| <b>Departmental Comments</b>                                                                              |                                                                                                                                                                                                                                                                                               | <b>Applicant's Responses</b>                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Comments of the Director of Environmental Protection (DEP)</b>                                      |                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                    |
| (a)                                                                                                       | The applicant shall confirm whether the proposed use would involve storage of materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stone fines, sand, debris, sawdust and wooden chips). If affirmative, whether those materials would be in packaged form. | No dusty materials, including cement, earth, pulverised fuel ash, aggregates, silt, stone fines, sand, debris, sawdust and wooden chips will be stored at the application site (the Site) at any time during the approval period of the planning permission.                                                                       |
| <b>2. Comments of the Director of Fire Services (D of FS)</b>                                             |                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                    |
| (a)                                                                                                       | A sufficient number of stand-alone fire detectors shall be provided at Structures B1 & B2.                                                                                                                                                                                                    | Noted and revised accordingly. Please refer to the revised fire service installations proposal ( <b>Annex I</b> ).                                                                                                                                                                                                                 |
| <b>3. Comments of the Chief Building Surveyor/New Territories West, Building Department (CBS/NTW, BD)</b> |                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                    |
| (a)                                                                                                       | The 7m high structures are considered excessive. It should be justified upon formal plan submission to BD.                                                                                                                                                                                    | The Site is the subject of a previous application No. A/YL-KTN/979 for the same ‘warehouse’ use, which was approved by the Board on a temporary basis of 3 years in July 2024. Comparing with the previous application, all development parameters, including but not limited to the building height (i.e. 7 m), remain unchanged. |

(ii) The applicant provides a revised plan showing the filling of land and pond at the application site. In addition, the revised application form and supplementary statement are enclosed at **Annex II**.

**Annex 1**

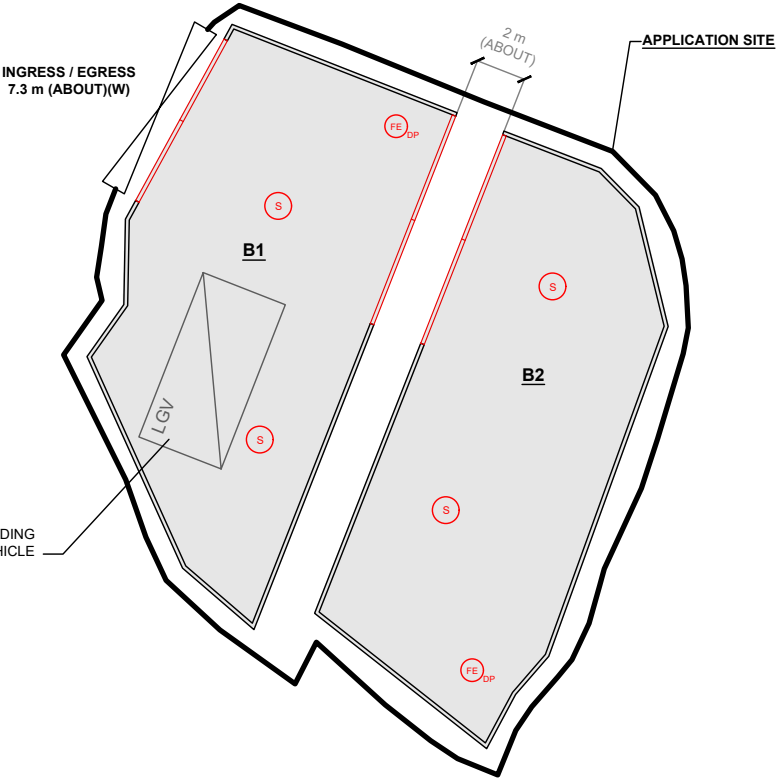
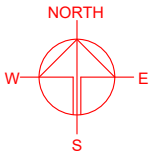
Fire service installations proposal

DEVELOPMENT PARAMETERS

|                       |                      |         |
|-----------------------|----------------------|---------|
| APPLICATION SITE AREA | : 498 m <sup>2</sup> | (ABOUT) |
| COVERED AREA          | : 379 m <sup>2</sup> | (ABOUT) |
| UNCOVERED AREA        | : 119 m <sup>2</sup> | (ABOUT) |
| PLOT RATIO            | : 0.76               | (ABOUT) |
| SITE COVERAGE         | : 76 %               | (ABOUT) |
| NO. OF STRUCTURE      | : 2                  |         |
| DOMESTIC GFA          | : NOT APPLICABLE     |         |
| NON-DOMESTIC GFA      | : 379 m <sup>2</sup> | (ABOUT) |
| TOTAL GFA             | : 379 m <sup>2</sup> | (ABOUT) |
| BUILDING HEIGHT       | : 7 m                | (ABOUT) |
| NO. OF STOREY         | : 1                  |         |

| STRUCTURE | USE                                                               | COVERED AREA               | GFA                        | BUILDING HEIGHT       |
|-----------|-------------------------------------------------------------------|----------------------------|----------------------------|-----------------------|
| B1        | WAREHOUSE (EXCLUDING D.G.G.) AND COVERED LOADING / UNLOADING AREA | 191 m <sup>2</sup> (ABOUT) | 191 m <sup>2</sup> (ABOUT) | 7 m (ABOUT)(1-STOREY) |
| B2        | WAREHOUSE (EXCLUDING D.G.G.)                                      | 188 m <sup>2</sup> (ABOUT) | 188 m <sup>2</sup> (ABOUT) | 7 m (ABOUT)(1-STOREY) |
| TOTAL     |                                                                   | 379 m <sup>2</sup> (ABOUT) | 379 m <sup>2</sup> (ABOUT) |                       |

\*D.G.G. - DANGEROUS GOODS GODOWN



FIRE SERVICE INSTALLATIONS

- (S) STAND-ALONE FIRE DETECTOR
- (FE<sub>DP</sub>) 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) 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.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 350 @ A4

|               |           |
|---------------|-----------|
| DRAWN BY      | DATE      |
| LT            | 11.8.2026 |
| REVISED BY    | DATE      |
| APPROVED BY   | DATE      |
| DWG. TITLE    |           |
| FSIs PROPOSAL |           |
| DWG NO.       | VER.      |
| ANNEX I       | 001       |

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**Annex 2**

Revised plan showing the filling of land and pond, and  
revised page of the application form and statement

#### APPLICATION SITE BEFORE FILLING OF LAND AND POND

|                                    |                      |         |
|------------------------------------|----------------------|---------|
| APPLICATION SITE AREA              | : 498 m <sup>2</sup> | (ABOUT) |
| AREA OF THE DRIED POND             | : 248 m <sup>2</sup> | (ABOUT) |
| AREA OF THE REMAINING LAND         | : 250 m <sup>2</sup> | (ABOUT) |
| SITE LEVELS BEFORE FILLING OF LAND | : +9.6 mPD           | (ABOUT) |
| DEPTH OF EXISTING DRIED POND       | : 1 m                | (ABOUT) |



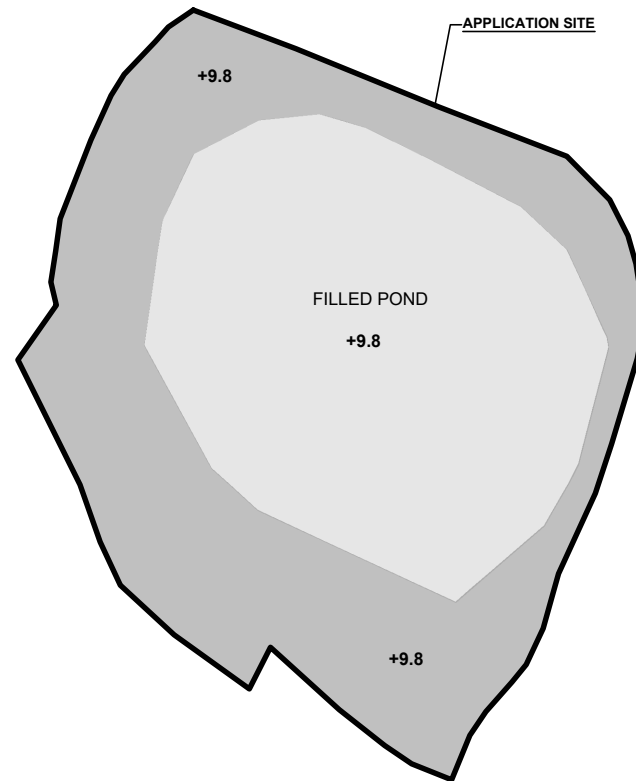
#### LEGEND

|  |                           |
|--|---------------------------|
|  | APPLICATION SITE          |
|  | APPLICATION SITE          |
|  | +3.4 ORIGINAL SITE LEVELS |

SITE LEVELS ARE FOR REFERENCE ONLY.

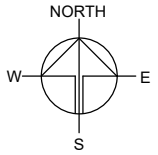
#### EXISTING FILLING OF LAND AND POND TO BE REGULARISED

|                            |                       |         |
|----------------------------|-----------------------|---------|
| APPLICATION SITE AREA      | : 498 m <sup>2</sup>  | (ABOUT) |
| COVERED BY STRUCTURE       | : 379 m <sup>2</sup>  | (ABOUT) |
| EXISTING LAND FILLING AREA | : 250 m <sup>2</sup>  | (ABOUT) |
| MATERIAL OF FILLING        | : CONCRETE            |         |
| DEPTH OF POND FILLING      | : NOT MORE THAN 0.2 m |         |
| EXISTING POND FILLING AREA | : 248 m <sup>2</sup>  | (ABOUT) |
| MATERIAL OF FILLING        | : CONCRETE            |         |
| DEPTH OF POND FILLING      | : NOT MORE THAN 1.2 m |         |
| EXISTING SITE LEVEL        | : +9.6 mPD            | (ABOUT) |



#### LEGEND

|  |                          |
|--|--------------------------|
|  | APPLICATION SITE         |
|  | POND FILLING AREA        |
|  | LAND FILLING AREA        |
|  | +9.8 EXISTING SITE LEVEL |



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1434 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

|          |            |
|----------|------------|
| DRAWN BY | DATE       |
| MN       | 23.11.2023 |

|            |            |
|------------|------------|
| REVISED BY | DATE       |
| CC         | 20.08.2026 |

|             |      |
|-------------|------|
| APPROVED BY | DATE |
|             |      |

DWG. TITLE  
FILLING OF LAND & POND

|         |      |
|---------|------|
| DWG NO. | VER. |
| PLAN 1  | 001  |

|                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------|--------------------------------|-------------------------------------------|----------------|--------------------------------|-------------------------------------------|---------------------|--------------------------------|-------------------------------------------|-----------------|--------------------------------|-------------------------------------------|---------------|--------------------------------|-------------------------------------------|--------------------------|--------------------------------|-------------------------------------------|-------------------------|--------------------------------|-------------------------------------------|-------------------|--------------------------------|-------------------------------------------|----------------------|--------------------------------|-------------------------------------------|----------------------------------|--------------------------------|-------------------------------------------|
| Proposed operating hours 擬議營運時間<br>Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holidays                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤／有關建築物？                                                                                                                                                                                                 | Yes 是                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br><br><u>Accessible from Shui Mei Road via a local access</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
|                                                                                                                                                                                                                                                                            | No 否                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)<br><br><input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| (i) Does the development proposal involve alteration of existing building?<br>擬議發展計劃是否包括現有建築物的改動？                                                                                                                                                                          | Yes 是                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> Please provide details 請提供詳情<br><br><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
|                                                                                                                                                                                                                                                                            | No 否                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程？                                                                                                                                                                                   | Yes 是                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br>(請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍)<br><br><input type="checkbox"/> Diversion of stream 河道改道<br><br><input checked="" type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... 248 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... not more than 1.2 ..... m 米 <input type="checkbox"/> About 約<br><br><input checked="" type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... 250 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... not more than 0.2 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
|                                                                                                                                                                                                                                                                            | No 否                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響？                                                                                                                                                                                         | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境                                                                                                                                                                                                                                                         | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| On traffic 對交通                                                                                                                                                                                                                                                             | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| On water supply 對供水                                                                                                                                                                                                                                                        | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| On drainage 對排水                                                                                                                                                                                                                                                            | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| On slopes 對斜坡                                                                                                                                                                                                                                                              | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Affected by slopes 受斜坡影響                                                                                                                                                                                                                                                   | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Landscape Impact 構成景觀影響                                                                                                                                                                                                                                                    | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Tree Felling 砍伐樹木                                                                                                                                                                                                                                                          | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Visual Impact 構成視覺影響                                                                                                                                                                                                                                                       | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Others (Please Specify) 其他 (請列明)                                                                                                                                                                                                                                           | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |



- 2.6 In support of the application, the applicant has submitted an updated FSIs proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendix I**).

### 3) Development Proposal

- 3.1 The Site area is 498 m<sup>2</sup> (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holiday. A total of two single-storey structures are proposed at the Site for warehouses (excluding D.G.G.) and covered loading/unloading (L/UL) area with total GFA of 379 m<sup>2</sup> (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 4 staff. As the Site is proposed for 'warehouse' use without shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

**Table 2 – Major Development Parameters**

|                              |                            |
|------------------------------|----------------------------|
| <b>Application Site Area</b> | 498 m <sup>2</sup> (about) |
| <b>Covered Area</b>          | 379 m <sup>2</sup> (about) |
| <b>Uncovered Area</b>        | 119 m <sup>2</sup> (about) |
|                              |                            |
| <b>Plot Ratio</b>            | 0.76 (about)               |
| <b>Site Coverage</b>         | 76 % (about)               |
|                              |                            |
| <b>Number of Structure</b>   | 2                          |
| <b>Total GFA</b>             | 379 m <sup>2</sup> (about) |
| - Domestic GFA               | Not applicable             |
| - Non-Domestic GFA           | 379 m <sup>2</sup> (about) |
|                              |                            |
| <b>Building Height</b>       | 7 m (about)                |
| <b>No. of Storey</b>         | 1                          |

- 3.2 The Site has already been filled with concrete for site formation of structure, loading/unloading (L/UL) and circulation spaces (**Plan 5**). Furthermore, a dried pond (about 248 m<sup>2</sup>) within the Site has already filled to the surrounding site levels (+9.8mPD), in order to facilitate a flat ground surface (**Plan 5**). The current application serves to regularize the existing filled area. As heavy loading of vehicles and construction materials would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operational meet and that has been kept to minimal for the operation of the proposed

development. No further filling of land will be carried out during the planning approval period. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 3.3 The Site is accessible from Shui Mei Road via a local access (**Plan 1**). A 6 m-wide (about) vehicular ingress/egress is provided at the southern tip of the Site. One L/UL space will be provided within the Site, details are as shown below at **Table 3**:

**Table 3** –L/UL provisions

| Types of Space                                                    | No. of Spaces |
|-------------------------------------------------------------------|---------------|
| L/UL Space for Light Goods Vehicle (LGV)<br>- 3.5 m (W) x 7 m (L) | 1             |

- 3.4 LGV is deployed for transportation of goods to be stored at the Site, hence, L/UL space for the aforesaid vehicle is provided. Sufficient space is provided for vehicle 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 traffic generated and attracted by the proposed development as shown at **Table 3** below is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

**Table 4** – Estimated Trips Generation/Attraction

| Time Period                                         | Estimated Trips Generation/Attraction |     |             |
|-----------------------------------------------------|---------------------------------------|-----|-------------|
|                                                     | LGV                                   |     | 2-Way Total |
|                                                     | In                                    | Out |             |
| Trips at <u>AM peak</u> per hour<br>(08:00 – 09:00) | 0                                     | 0   | 0           |
| Trips at <u>PM peak</u> per hour<br>(18:00 – 19:00) | 0                                     | 0   | 0           |
| Average trip per hour<br>(09:00 – 18:00)            | 1                                     | 1   | 2           |

- 3.5 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the

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寄件者: Christian Chim <[REDACTED]>  
寄件日期: 2026年08月21日星期五 11:25  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND; Athena Pui Yin LAI/PLAND; Bon Tang; Matthew Ng;  
Danny Ng; Grace Wong  
主旨: RE: [FI] S.16 Application No. A/YL-KTN/1258 - Further Information  
附件: FI2 for A\_YL-KTN\_1258 (20260821).pdf

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. : DD107 Lot 1434 & VL  
Your Ref. : TPB/A/YL-KTN/1258

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

**By E-mail**

21 August 2026

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities  
and Associated Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone,  
Lots 1434 (Part) and 1435 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1258)**

We write to submit further information in support of 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.: Mr. David CHENG  
(Attn.: Ms. Athena LAI

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



**Further Information**

**Proposed Temporary Warehouse (excluding D.G.G.) with Ancillary Facilities  
and Associated Filling of Land and Pond for a Period of 3 Years in “Agriculture” Zone,  
Lots 1434 (Part) in D.D. 107, Kam Tin North, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1258)**

- (i) The applicant provides the following information in support of the captioned application:
- the applicant will rectify the proposed development by confining the operations within the site boundary of the application site; and
  - the proposed scheme will be strictly followed. No storage of materials will be carried out beyond the approved scheme.