寄件者: Christian Chim [redacted]
寄件日期: 2026年11月09日星期一 8:00
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; David Chi Chiu CHENG/PLAND; Athena Pui Yin LAI/PLAND; Bon Tang; Matthew Ng; Danny Ng; Michael So; Grace Wong
主旨: [FI] S.16 Application No. A/YL-KTN/1262 - Further Information
附件: FI1 for A_YL-KTN_1262 (20261109).pdf

Dear Sir,

We write to submit further information in support of the captioned application.

Should you require more information, please do not hesitate to contact the undersigned 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]

R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : DD107 Lot 1834 & VL
Your Ref. : TPB/A/YL-KTN/1262

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

By E-mail

09 November 2026

Dear Sir,

1st Further Information

Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years in "Comprehensive Development Area (1)" and "Other Specified Uses" annotated "Railway Reserve" Zones
Various Lots in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long

(S.16 Planning Application No. A/YL-KTN/1262)

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.: Ms. Andrea YAN email: awyyan@pland.gov.hk)
(Attn.: Ms. Athena LAI email: apylai@pland.gov.hk)

[redacted]

Responses-to-Comments (RtC)

Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years in "Comprehensive Development Area (1)" and "Other Specified Uses" annotated "Railway Reserve" Zones, Various Lots in D.D. 107, Cheung Chun San Tsuen, Kam Tin North, Yuen Long

(Application No. A/YL-KTN/1262)

(i) The applicant will terminate the operation and vacate the application site (the Site) upon government land resumption for future developments.

(ii) An RtC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (DEP)		
(a)	Grateful if the applicant could confirm whether the proposed use would involve storage of materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips). If affirmative, whether those materials would be in packaged form.	No dusty materials, including cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust, and wooden chips, will be stored thereon at any time during the approval period of the planning permission.
2. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD)		
(a)	It is noted that an area to the immediate east of the Site has been hard-paved, the applicant should either include it in the application site or remove the filled materials.	The hard-paving at the area to the immediate east of the Site has been removed. Upon obtaining relevant planning permission, all operations will be conducted within the site boundary.

Departmental Comments		Applicant's Responses
3. Comments of the Chief Engineer/Railway Development 1-1, Railway Development Office of the Highways Department (CE/RD1-1, HyD)		
(a)	The subject site was located above the Northern Link (NOL) underground railway facilities and adjacent to the NOL wetland compensation area. The project proponent shall ensure that the proposed use would not cause any adverse impact to the planning, design, construction and implementation of the NOL project. The applicant shall refer to the requirements for the railway protection as specified in PNAP APP-24.	It is noted that the Site is located above the gazetted scheme boundary of the Northern Link (NOL) underground railway facilities and adjacent to the NOL wetland compensation area. As the trip generation/attraction of the development are expected to be minimal, the adverse traffic impact to the NOL project during the implementation period is not envisaged. The applicant will strictly follow the requirements for railway protection as specified in PNAP APP-24.
(b)	Reference is made to Section 3.1 of the Planning Statement, no structure would be proposed at the Site. The project proponent shall coordinate and inform NMRO and MTRCL shall there be any structure erect on site would cause adverse effect on NOL construction works and the project implementation programme.	Noted. No structure is proposed at the Site.
(c)	We note in Section 3.4 of the Supplementary Statement that the estimated trip generation/attraction from the application site would be in the maximum of 4 trips per hour distributed to Shui Mei Road which is one of the major construction and operation access to NOL. The applicant shall confirm that the traffic generated/attracted during their implementation period shall have no adverse impact on NOL.	Since the proposed development is for open storage use without any shopfront, no visitor is anticipated therewithin. Only the applicant's fleets will be allowed to enter/exit the Site. As the estimated trip generation/ attraction from the Site to Shui Mei Road is minimal (i.e. a maximum of 4 trips on an hourly basis), the adverse traffic impact on the nearby road network is not anticipated.
(d)	We note in Section 5.1.1 of the Drainage Proposal that the proposed site drains would discharge to 25 m wide watercourse, and will eventually discharge to Kam Tin River. As the subject site was located adjacent to the NOL wetland compensation area, the applicant shall confirm that the drainage discharge will not have adverse impact on the NOL wetland compensation area.	The surface runoff will be collected by the proposed drainage channels and eventually be discharged to Kam Tin River. The applicant will implement the drainage proposal once it is considered acceptable by the Drainage Authority. As such, the adverse impact on the NOL wetland is not anticipated.

Departmental Comments		Applicant's Responses
4. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	As the subject site would encroach into existing streams along its northwestern boundary, the proposed development will pose direct impact on the streams while stream and watercourse should be preserved as far as possible from nature conservation perspective.	The applicant has submitted a drainage proposal with a view to mitigating the potential adverse impact to the existing watercourse. Upon acceptance of the proposal by the Drainage Authority, the existing watercourse will be connected by concrete pipe to ensure the unimpeded flow of water therewithin.
(b)	In addition, it is noted from the aerial photo that the subject site is vegetated, yet Part 6(A)(e)(iii) of Form No. S16 III states that no tree felling is proposed. The applicant shall clarify whether trees will be felled for the proposed use. Furthermore, a mitigation wetland is located to the southwest of the subject site. The applicant shall clarify whether measures will be implemented to avoid disturbance to the nearby mitigation wetland during landfilling and operation.	With reference to the site investigation conducted by the applicant, no tree as defined under the Lands Administration Office (LAO) Practice Note (PN) No. 6/2023[1] was identified thereon. No dead, old, or valuable tree has been found either. As such, no tree felling is involved for the removal of existing vegetation therewithin. Solid boundary fencing of about 2.5 m in height will be erected along the site boundary to clearly delineate the extent of the operation, and separate the proposed development from the adjoining water bodies and watercourses. This is to ensure that the construction and operation of the proposed development will impose no disturbance to the surrounding areas, particularly to the mitigation wetland to the southwest of the Site.

[1] *With reference to LAO PN No. 6/2023, a plant is considered to be a tree if its trunk diameter measures 95 mm or more at a height of 1.3 m above the ground level.*