

寄件者: Christian Chim [REDACTED]
寄件日期: 2026年08月24日星期一 11:13
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Athena Pui Yin LAI/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng; Danny Ng; Grace Wong
主旨: [FI] S.16 Application No. A/YL-KTN/1268 - Further Information
附件: FI1 for A_YL-KTN_1268 (20260824).pdf
類別: Internet Email

Dear Sir,

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

Should you require more information, please do not hesitate to contact me directly at (852) 5964 4378. 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 1131 & VL
Your Ref. : TPB/A/YL-KTN/1268

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

By E-mail

24 August 2026

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery
with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1268)

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
(Attn.: Ms. Athena LAI
(Attn.: Mr. Ivan FUNG

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



Response-to-Comment (RtC)

**Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery
with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories**

(S.16 Application No. A/YL-KTN/1268)

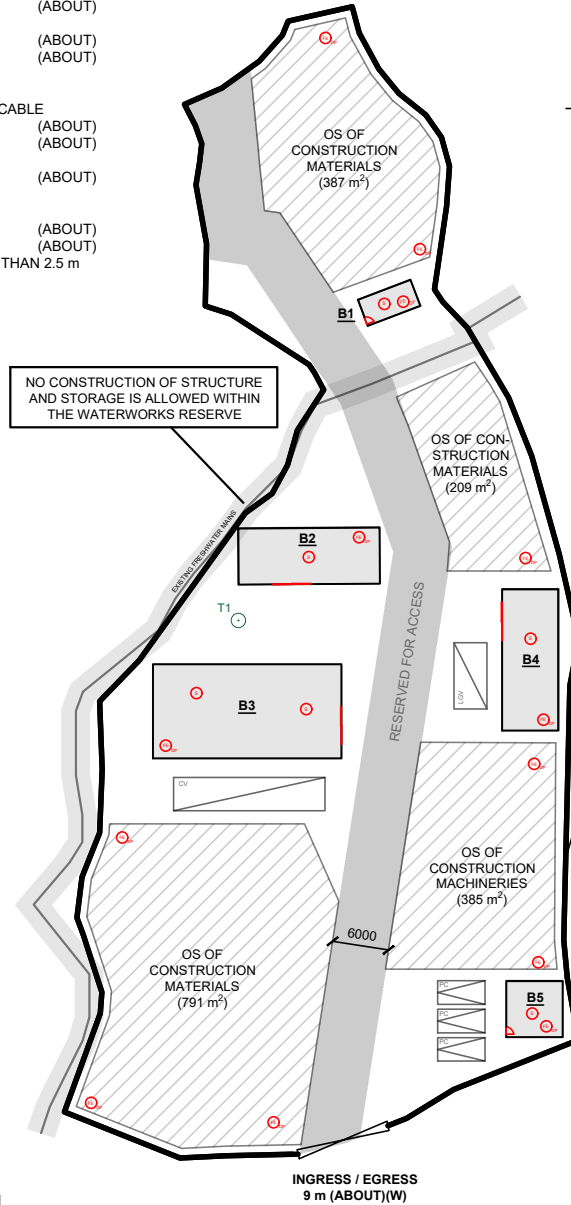
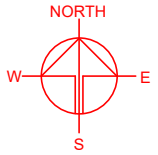
(i) An RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)		
(a)	Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.	Noted.
(b)	In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 m from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	Noted. Free access will be made available at all times for staff of the Director of Water Supplies or their contractor.
(c)	No trees or shrubs within penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on the plan.	Noted.
(d)	Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage o the public water mains within and in close vicinity of the site.	
2. Comments of the Director of Fire Services (D of FS)		
(a)	Please specify the all open storage areas of construction materials.	The area of each open storage area is shown on the updated fire service installations proposal (Annex 1).
(b)	For open storage which does not involve the erection of enclosed structures, please ensure the no. of fire extinguisher required = [Storage Area (m ²)] x [0.003].	The no. of fire extinguisher has been revised accordingly.

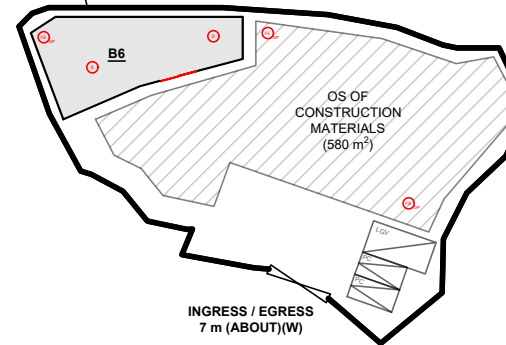
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,448 m ²	(ABOUT)
COVERED AREA	: 592 m ²	(ABOUT)
UNCOVERED AREA	: 4,856 m ²	(ABOUT)
PLOT RATIO	: 0.11	(ABOUT)
SITE COVERAGE	: 11 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 592 m ²	(ABOUT)
TOTAL GFA	: 592 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 - 8.23 m	(ABOUT)
NO. OF STOREY	: 1	
AREA FOR OPEN STORAGE	: 2,353 m ²	(ABOUT)
PERCENTAGE OF OS	: 43%	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 2.5 m	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	UTILITIES ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	90 m ² (ABOUT)	90 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	200 m ² (ABOUT)	200 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	90 m ² (ABOUT)	90 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B5	SITE OFFICE AND WASHROOM	36 m ² (ABOUT)	36 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM	158 m ² (ABOUT)	158 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TOTAL		592 m ² (ABOUT)	592 m ² (ABOUT)	



APPLICATION SITE



FIRE SERVICE INSTALLATIONS

- FE_{OP} 5 KG DRY POWDER TYPE FIRE EXTINGUISHER
- S STAND-ALONE BATTERY TYPE FIRE DETECTOR

FS NOTES:

- 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]".
- 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.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 800 @ A4

DRAWN BY

CC

DATE

21.8.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSI PROPOSAL

DWG NO.

ANNEX 1

VER.

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