
寄件者: Louis Tse <[REDACTED]>
寄件日期: 2026年08月31日星期一 17:58
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng; Danny Ng; Grace Wong
主旨: [FI] S.16 Application No. A/YL-KTN/1269 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1269 (20260831).pdf
類別: Internet Email

Dear Sir,

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

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

Kind Regards,

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

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref. : DD107 Lot 1291
Your Ref. : TPB/A/YL-KTN/1269

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

By Email

31 August 2026

Dear Sir,

1st Further Information

Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years and in “Agriculture” Zone, Lot 1291 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1269)

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

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Ivan FUNG

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



Responses-to-Comments

**Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years and in “Agriculture” Zone,
Lot 1291 in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1269)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. WONG Cheuk Kei; Tel.: 2733 7781)		
(a)	A sufficient number of stand-alone fire detectors shall be provided to every structure within the application site.	Noted and revised accordingly. Please refer to the revised fire service installations proposal (Annex I).
2. Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Kelvin WONG; Tel.: 2835 1117)		
(a)	Please 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 (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips) will be stored at the application site (the Site) at any time during the planning approval period.
3. Comments of the Chief Building Surveyor/New Territories West, Building Department (CBS/NTW, BD) (Contact Person: Ms. SHER Tin Wai, Tracky; Tel.: 2626 1434)		
(a)	The 6 m 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/1004 for the same ‘warehouse’ use, which was approved by the Board on a temporary basis of 3 years in October 2024. Comparing with the previous application, all development parameters, including but not limited to the building height (i.e. 6 m), remain unchanged.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 6,968 m² (ABOUT)
 COVERED AREA : 2,407 m² (ABOUT)
 UNCOVERED AREA : 4,561 m² (ABOUT)

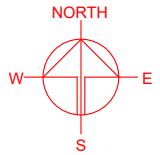
PLOT RATIO : 0.35 (ABOUT)
 SITE COVERAGE : 35 % (ABOUT)

NO. OF STRUCTURE : 11
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 2,407 m² (ABOUT)
 TOTAL GFA : 2,407 m² (ABOUT)

BUILDING HEIGHT : 6 m (ABOUT)
 NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	211 m ² (ABOUT)	211 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	221 m ² (ABOUT)	221 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	212 m ² (ABOUT)	212 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	228 m ² (ABOUT)	228 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.)	212 m ² (ABOUT)	212 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B7	WAREHOUSE (EXCLUDING D.G.G.)	224 m ² (ABOUT)	224 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B8	WAREHOUSE (EXCLUDING D.G.G.)	224 m ² (ABOUT)	224 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B9	WAREHOUSE (EXCLUDING D.G.G.)	224 m ² (ABOUT)	224 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B10	WAREHOUSE (EXCLUDING D.G.G.)	224 m ² (ABOUT)	224 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B11	WAREHOUSE (EXCLUDING D.G.G.) AND OFFICE	211 m ² (ABOUT)	211 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
TOTAL		2,407 m ² (ABOUT)	2,407 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



FIRE SERVICE INSTALLATIONS

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

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 PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 3
 DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE : 1
 DIMENSION OF L/U/L SPACE : 7 m (L) x 3.5 m (W)

NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE : 1
 DIMENSION OF L/U/L SPACE : 11 m (L) x 3.5 m (W)



LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PRIVATE CAR PARKING SPACE
- LOADING / UNLOADING SPACE FOR LGV
- LOADING / UNLOADING SPACE FOR MGW
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

5.3.2026

REVISED BY

LT

DATE

31.8.2026

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

ANNEX I

VER.

001