From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Thursday, October 22, 2026 9:02 AM

Subject: Fw: [FI] S.16 Application No. A/YL-KTN/1286 - Further Information

---

From: Christian Chim [redacted]

To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>; Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>; Bon Tang [redacted]; Matthew Ng [redacted]; Danny Ng [redacted]; Michael So [redacted] Grace Wong [redacted]
Subject: [FI] S.16 Application No. A/YL-KTN/1286 - Further Information

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 945 & VL
Your Ref. : TPB/A/YL-KTN/1286

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

By E-mail

21 October 2026

Dear Sir,

Further Information

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

(S.16 Planning Application No. A/YL-KTN/1286)

We write to provide further information in response to 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]

Response-to-Comment (RtC)

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

(S.16 Application No. A/YL-KTN/1286)

(i) An RtC table:

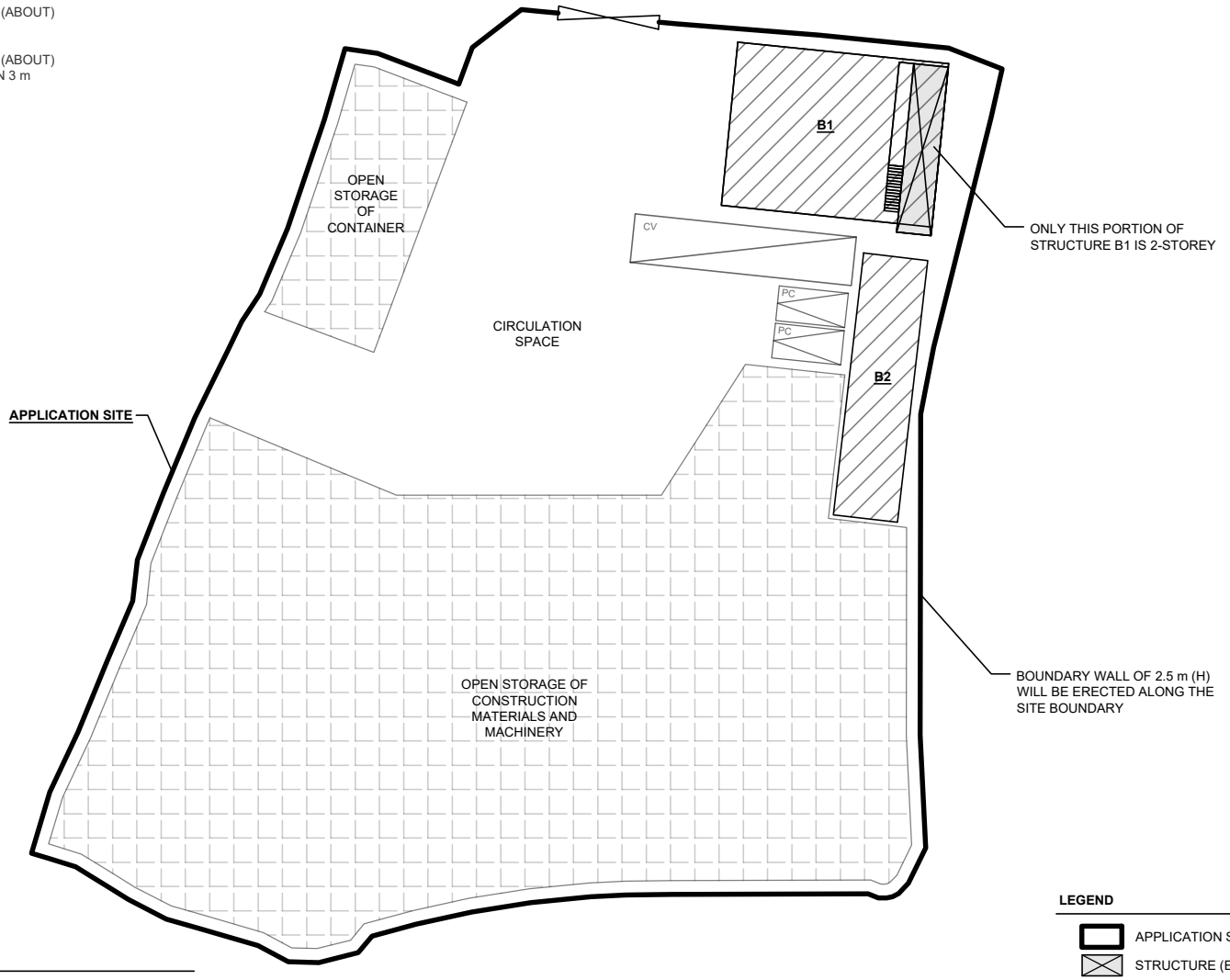
	Departmental Comments	Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	Unauthorised structure(s) within the said private lot(s) covered by the planning application There is/are unauthorised structure(s) and/or uses on Lot Nos. 946 S.C, 946 S.G, 946 S.H, 946 S.I and 1120 all in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/ apply for regularisation on the lease breaches as demanded by LandsD. If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	Noted. Upon obtaining relevant planning permission from the Town Planning Board, the applicant will submit an application for Short Term Waiver for the erection of the proposed structures in accordance with the approved scheme as applied for under the current application.

Departmental Comments		Applicant's Responses
2. Comments of the Director of Environmental Protection (DEP)		
(a)	Whether the proposed solid boundary wall can be made of sound-proofing materials with surface density of not less than 10 kg/m^2.	Noted. In order to reduce the noise impact to the surroundings, the applicant would adopt sound-proofing materials with surface density of not less than 10 kg/m^2 for the proposed boundary wall.
(b)	The location of the proposed boundary wall shown on a plan.	The boundary wall will follow the alignment of the site boundary as applied for under the current application. Please refer to the revised layout plan (**enclosed**).
(c)	Whether the loading/unloading area can be, as far as practicable, located to the southeastern part of the application site to minimise potential noise impact to nearby residential buildings.	Noting that the sole vehicular ingress/egress point is located at the northern periphery of the application site, it is more desirable and practical to arrange the loading and unloading space at the current location. It is anticipated that the adoption of various noise control practices during the operation, as discussed in Part (a) above and Part (d) below, would help reduce the potential noise impact to the surroundings.
(d)	Any operational practices or other measures to control potential noise impact from the proposed use.	With a view to minimising the potential noise impact that would have arisen from the proposed operation, all vehicles will be required to turn off the engine whilst stationed at the application site. Besides, no horning by vehicles will be allowed therewithin. Given that the proposed operation would only generate and attract a total of 2 vehicular trip on an hourly basis during daytime off-peak hours, the significant potential noise impact to the surrounding area is not envisaged.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,423 m^2	(ABOUT)
COVERED AREA	: 268 m^2	(ABOUT)
UNCOVERED AREA	: 3,155 m^2	(ABOUT)
PLOT RATIO	: 0.09	(ABOUT)
SITE COVERAGE	: 8%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 306 m^2	(ABOUT)
TOTAL GFA	: 306 m^2	(ABOUT)
BUILDING HEIGHT	: 4 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	
OPEN STORAGE AREA	: 1,939 m^2	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF CONSTRUCTION MACHINERY (G/F), SITE OFFICE (1/F)	180 m^2 (ABOUT)	218 m^2 (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY	88 m^2 (ABOUT)	88 m^2 (ABOUT)	4 m (ABOUT)(1-STOREY)
	TOTAL	**268 m^2 (ABOUT)**	**306 m^2 (ABOUT)**	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LOADING/UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) X 3.5 m (W)

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.*

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED)
- OPEN STORAGE AREA
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS

NORTH
W E
S

PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND CONTAINER STORAGE YARD 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, YUEN LONG, NEW TERRITORIES

SCALE	1 : 500 @ A4
DRAWN BY / DATE	MN / 21.10.2026
CHECKED BY / DATE	
APPROVED BY / DATE	
DWG. TITLE	LAYOUT PLAN
DWG NO. / VER.	PLAN 9 / 001