

寄件者: Christian Chim [REDACTED]
寄件日期: 2026年09月17日星期四 11:01
收件者: tpbpd/PLAND
副本: Athena Pui Yin LAI/PLAND; Bon Tang; Matthew Ng; Danny Ng; Grace Wong
主旨: RE: [SI] S.16 Planning Application No. A/YL-KTN/1286 - Supplementary Information
附件: SI for A_YL-KTN_1286 (20260917).pdf

Dear Sir,

We write to submit supplementary information in support of the captioned application. This is to supersede the previous submission in the preceding message.

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

From: Christian Chim
Sent: Thursday, September 17, 2026 11:00 AM
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>; Bon Tang [REDACTED]; Matthew Ng [REDACTED]; Danny Ng [REDACTED]; Grace Wong [REDACTED]
Subject: [SI] S.16 Planning Application No. A/YL-KTN/1286 - Supplementary Information

Dear Sir,

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

Should you require more information, please do not hesitate to contact me directly at [REDACTED]. Thank you for your kind attention.

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Christian CHIM | Town Planner
R-riches Group (HK) Limited

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盈卓規劃有限公司

Our Ref.: DD 107 Lot 945 & VL
Your Ref.: 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

17 September 2026

Dear Sir,

Supplementary 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**

We write to submit supplementary 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.: Ms. Athena LAI

email: apylai@pland.gov.hk

)

Responses-to-Comments

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

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

- (i) The applicant provides the following information in support of the captioned application:
- Jun Yat Construction Co., Limited, the affected business operator, is currently operating an open storage yard for storage of construction materials, machinery and containers in Hung Shui Kiu. The business premises is affected by the Government’s land resumption for the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). Creation Prospect Construction Engineering Limited, the applicant, is authorised by the affected business operator to facilitate the relocation of the business premises;
 - the application site was subject of a previous planning application No. A/YL-KTN/1081 for ‘Warehouse’ use approved by the Town Planning Board in February 2025, which was submitted by the same applicant, i.e. Creation Prospect Construction Engineering Limited. Due to financial viability and land administrative issues, the applicant has opted not to operate the proposed warehouse and has liaised with the affected business operator, i.e. Jun Yat Construction Co., Limited, to operate an open storage yard therewithin. Upon obtaining planning permission from the Board, the affected business operator will be the sole operator of the proposed development;
 - although the site area of the current application is slightly larger than that of the affected business premises in Hung Shui Kiu, the applicant has reserved substantial circulation space to increase the efficiency of the proposed development, with a view to alleviating the potential adverse traffic impacts to the surroundings. Besides, the applicant had originally planned for expending the business at the affected business premises in Hung Shui Kiu. Nonetheless, the plan was barred from being executed due to Government’s land resumption for the HSK/HT NDA. The relocation of the affected business provides an excellent opportunity for the applicant to expend the business, which is anticipated to positively contribute to the local construction industry; and
 - the stacking height of the open storage operation will be no more than 3 m (as indicated on the layout plan).