



盈卓
規劃
有限公司

Our Ref. : DD 106 Lot 136 RP
Your Ref. : TPB/A/YL-KTS/1107

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

By E-mail

03 March 2026

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 136 RP (Part) and 2149 (Part) in D.D. 106 and Adjoining Government Land,
Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1107)

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

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

 - 

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD [REDACTED]



Response-to-Comment (RtC)

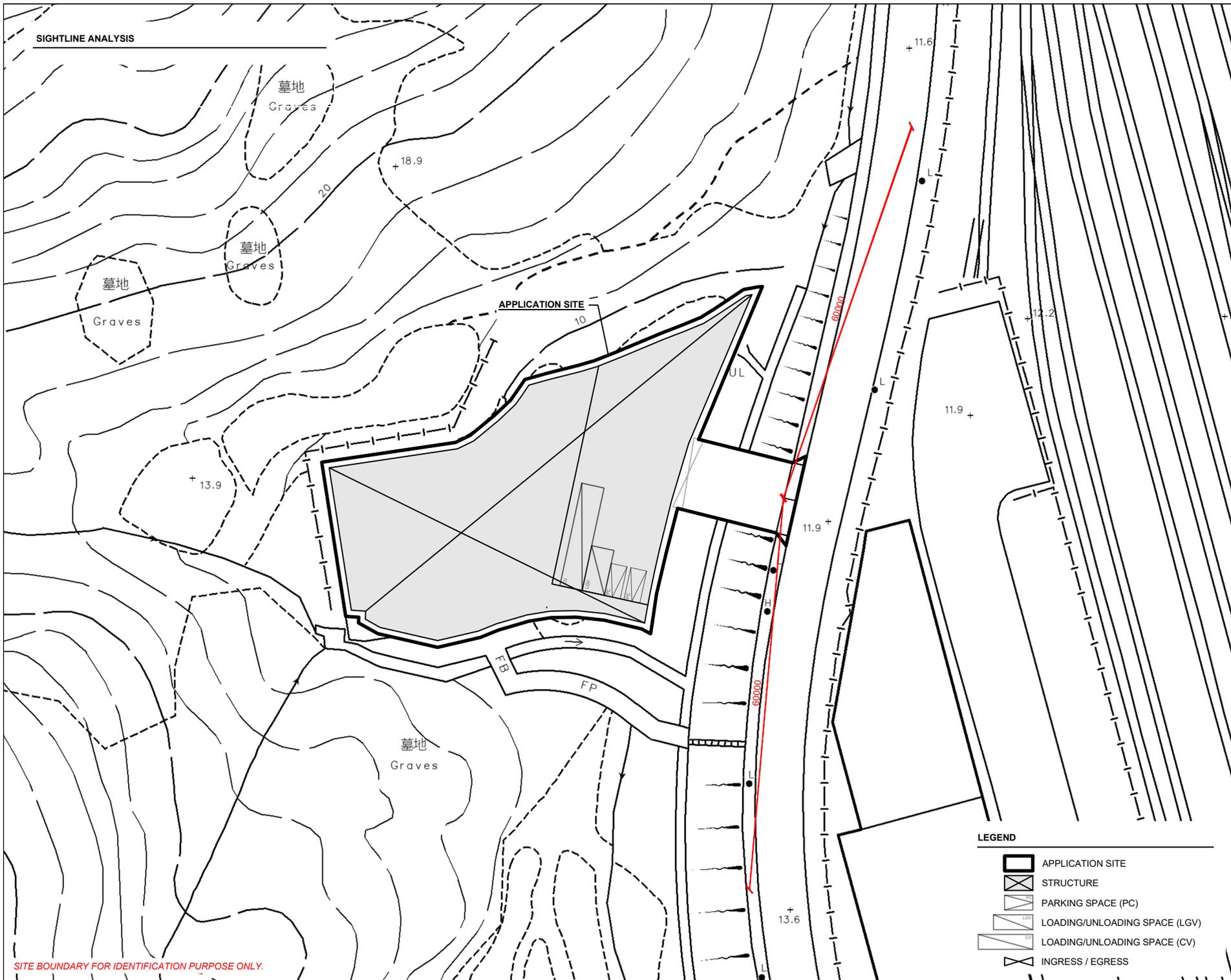
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with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
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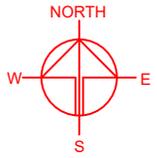
(i) An RtC table:

Departmental Comments		Applicant’s Responses
1. Comments of the Commissioner for Transport (C for T)		
(a)	The applicant should clarify whether the existing footpath will be included in the site area. If positive, 24 hr unobstructed access should be allowed. The applicant should also note that TD will not take up the traffic management for the proposed deck.	The existing footpath is included in the site area under the planning application for the purpose of Short Tern Tenancy application to the Lands Department upon obtaining planning permission from the Town Planning Board. Given that the gate of the vehicular ingress/ egress will be provided at the western end of the proposed deck, the existing footpath is not included in the proposed fence-off area. The applicant will ensure 24-hr unobstructed access along the footpath. The applicant will bear the management and maintenance of the proposed deck.
(b)	The applicant should provide sightline analysis at the run-in/out.	According to the sightline analysis enclosed at Annex 1 , adequate visibility with a minimum of 60 m is provided for vehicles at the run-in/out.
(c)	The width of run-in/out is normally less than 10 m such that pedestrians could observe the traffic on both sides. If a larger run-in/out is proposed, a central island should be considered. The applicant should review accordingly.	In view of the infrequently trips arising from the proposed development i.e. ≤ 4 trips/hour, the applicant proposes to deploy staff to station at the run-in/out to direct incoming/outgoing vehicles to ensure pedestrian and road safety. Signage such as ‘Beware of Pedestrian’ will also be clearly shown at the run-in/out to further enhance pedestrian safety.
(d)	The applicant should note the local access between Kam Ho Road and the site is not managed by this Department.	Noted.

SIGHTLINE ANALYSIS



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



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

SITE LOCATION
 LOT 136 RP (PART) AND 2149 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1:750 @ A4

DRAWN BY: MN DATE: 3.3.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
 SIGHTLINE ANALYSIS

DWG NO. FL2 ANNEX 1 P01 VER. 001

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING/UNLOADING SPACE (LGV)
- LOADING/UNLOADING SPACE (CV)
- INGRESS / EGRESS