

**From:** YC Lit <[REDACTED]>  
**Sent:** 19 January 2026 18:33  
**To:** tpbpd/PLAND  
**Cc:** [REDACTED]  
**Subject:** Re: Planning Application Lot 1229 (Part) & 1367 RP (part) in DD 106 A/YL-KTS/1108S  
**Attachments:** Responses-to Comments. from various Govt. Dept Lot 1229,1367 RP in DD 106.pdf; Drainage Proposal Lot 1229 Figure D01 new.pdf KTS1108.pdf; Figure 01 Re, F Lot 1229 in DD 106 KTS 1108.pdf; Table 1 KTS 1108\_0001.pdf; S.16 Form P.5 & 11 KTS 1108\_0001\_0001.pdf; P.6 & 7 of Plannning Statement KTS 1108\_0001\_0001\_0001.pdf  
**Categories:** Internet Email

Dear Sir/Madam,

Due to typo-errors, I re-submit herewith the following further information for your consideration:

1. Response-to- comments to various Government Table;
2. Proposed Drainage Layout (Fig-D 01);
3. Revised Indicative Layout Plan ( Fig. 01 Rev. F);
4. Replacement Page 6 & 7 of Planning Statement;
5. Replacement Page of Table 1;and
6. Replacement Page 5 & 11 of the S.16 Application Form.

This email supersedes my email sent to you at 05.18 pm today.

I regret any inconvenience caused.

Best regards  
LIT Ying-cheung, Edward  
Tel ; [REDACTED]

## **Response-to-the Departmental Comments**

### **Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 1229 (Part) and 1367(Part) in DD 106, Kam Tin South, Yuen Long, N.T. (Application No. A/YL-KTS/1108)**

<b>Response to Urban Design &amp; Landscape Section (Landscape Unit) of the Planning Department 's Comments</b>	
The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval.	<p>Noted.</p> <p>I act on behalf of the applicant to undertake that he would seek respective approval from relevant Government Department/s prior to any tree works in future. Moreover, the existing trees on site (7 nos.) will also be well maintained.</p>
<b><u>Response to Lands Department's Comments</u></b>	
<p>Unlawful occupation of Government land adjoining the said private lot(s) with unauthorised structure covered by the planning application.</p> <p>The Government land within the application site (about 203.98 sq. m as mentioned in the application form) has been unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Tenn Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that</p>	<p>Noted.</p> <p>I have to inform you that the Government Land of about 203.98 sq. m has been occupied by the applicant long before 28.03.2017. In accordance with Lands Department Press Release dated 28.03.2017, the applicant is eligible to apply to LandsD for regularization of this piece of Government land by way of a Short Trem Tenancy (STT).</p> <p>I assure you that the applicant will apply to LandsD for regularizing the unauthorized occupation of Government land and the unauthorized structures on the private lots by way of STW and STT as soon as the S.16 Planning Permission is approved by the TPB. Moreover, applicant's other structures either on private lots or Government land if not covered by the prospective Planning Permission will also be removed immediately after the Planning Permission is given.</p> <p>The applicant is also willing to pay the waiver fee, rent and administrative fee as considered</p>

they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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	appropriate by LandsD.
<b><u>Response to Drainage Services Department (DSD )'s Comments</u></b>	
<p>We are unable to provide comment on drainage aspect of the application at this stage. Comment on drainage aspect will be provided when the drainage proposal as mentioned in section 4.5 of the planning statement is received.</p> <p>In addition, the proposed development site is close/adjacent to the existing streamcourse/channel. There is a potential increase flooding risk to the area if the stream is disturbed or affected by the operation of the applicant. Therefore, I would recommend the application site to exclude the streamcourse/channel and the adjoining areas 3m from the crest of the streamcourse/channel. from the captioned S.16 application.</p> <p>The applicant shall also be required to place all the proposed works 3m away from the top of the bank of the streamcourse/channel. All the proposed works in the vicinity of the streamcourse/channel should not create any adverse drainage impacts, both during and after construction.</p>	<p>Noted. Drainage Proposal which had included the comments from DSD ( Drainage Layout Plan (Figure D-01) is hereby submitted for DSD 's consideration.</p> <p>Noted. 3 m drainage reserve will be imposed at the application site.</p> <p>Noted. All proposed works is now 3m away from the top bank of the streamcourse/channel. The applicant will take extreme care when carrying out the proposed works and make sure that all proposed would not create any adverse drainage impacts, both during and after construction.</p>
<b><u>Response to Agriculture, Fisheries and Conservation Department (AFCD)'s Comments</u></b>	
There is a watercourse located to the west of	Noted.

<p>the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.</p>	<p>Please be advised that the application for associated filling of land of 0.2 m in depth only aims at regularizing the current unauthorized filling of land at the application site. Moreover, all proposed works will only be carried out at least 3 m from the crest of the streamcourse/channel. The applicant will take extreme cautious measures to avoid disturbance to the watercourse nearby. I assure you that there would not be any filling of land at the applicant site and only small scale of levelling works will be taken place at the applicant site so as to facilitate the construction works as well better manoeuvring of the private cars.</p>
<p><b><u>Response to Fire Services Department (FSD) 's Comments</u></b></p>	<p>Noted.</p> <p>I assure you that detailed Fire Services Implementation Proposal will be submitted for FSD for approval as soon as the subject Planning Application is approved by the TPB.</p>
<p><b>Response to Environmental Assessment Division (Territory North Group) of the Environmental Protection Department t's Comments</b></p>	
<p>Grateful if you could ask the applicant to advise whether dusty materials including cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips would be stored at the site.</p>	<p>I write to confirm that the warehouses on site will be used for storage of construction materials such as toilet/bathroom/kitchen appliances), small manual machineries/tools being used in construction site and metal racks. The application site will also be used for storage of metal wares (e.g. cast-iron pipes, small metal lifting platform). No recycling activities will be allowed on the application site. Moving In-and- out of these goods will not create any nuisance or pollution at the site as well as the nearby areas.</p> <p>I also ensure you that workshop activities will NOT be allowed at the application site. Moreover, dismantling, maintenance, recycling, cleansing, paint spraying will strictly be prohibited. Any activities causing nuisance or spillover will not be allowed at the application site.</p> <p>I act on behalf of the applicant to undertake</p>

	that goods/materials of dusty nature (e.g., cement, earth, pulverised fuel ash, aggregates, silt, stone fines, sand, debris, sawdust and woodchips) would <b>NOT</b> be stored at the Site.



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities And Associated Filling of Land for a Period of 3 Years. 擬議臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程(為期三年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b> Proposed uncovered land area 擬議露天土地面積 ..... <b>1292.16</b> .....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 ..... <b>641.71</b> .....sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 ..... <b>9</b> ..... Proposed domestic floor area 擬議住用樓面面積 ..... <b>Nil</b> .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 ..... <b>641.71</b> .....sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 ..... <b>641.71</b> .....sq.m <input checked="" type="checkbox"/> About 約	
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure No.1 : Warehouse 8.8m x 7.9 m + 2.7 m x 7.2 m x 8 m (h) ..... Structure No.2 : Warehouse 10 m x 8.5 m x 8 m (h) ..... Structure No.3 : Warehouse 9 m x 9.35 m x 8 m (h) ..... Structure No.4 : Warehouse 17.0 m x 5.0m x 8 m (h) ..... Structure No.5 : Office, Staff Resting/Changing Room: 9.0 m x 9.3 m + 8.32m x 9.8m + (2.1m + 3.32m)/2 + [(2.1m x 3.1m) x 5.0m]/2 x 8.0m (h) ..... Structure No.6 : Electric-Mater Room: 2.1m x 2.1m x 4.5m(h) ..... Structure No.7 : Carport: 8.5 m x 11.5 m x 4.5 m (h) ..... Structure No.8 : Toilet 1.65m x 1.65 m x 3.0 m(h) ..... Structure No.9 : Guard House: 4.0m x 3.0m x 3.0m(h) ..... Structure No.10: Toilet 1.65m x 1.65 m x 3.0 m(h) .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 ..... <b>2</b> ..... Motorcycle Parking Spaces 電單車車位 ..... <b>N/A</b> ..... Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... <b>N/A</b> ..... Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... <b>N/A</b> ..... Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... <b>N/A</b> ..... Others (Please Specify) 其他 (請列明) ..... <b>N/A</b> .....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 ..... <b>N/A</b> ..... Coach Spaces 旅遊巴車位 ..... <b>N/A</b> ..... Light Goods Vehicle Spaces 輕型貨車車位 ..... <b>2 (Shared Parking Space)</b> ..... Medium Goods Vehicle Spaces 中型貨車車位 ..... <b>N/A</b> ..... Heavy Goods Vehicle Spaces 重型貨車車位 ..... <b>N/A</b> ..... Others (Please Specify) 其他 (請列明) ..... <b>N/A</b> .....	



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	641.71 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.3318 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 to 8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	33.18 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2 Shared Parking Space
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		



3.2.1 The Application Site had once formed part of previous planning applications. They were (a) A/YL-KTS/211( dated 19.05.2000) for Temporary Open Storage of Building Materials for a Period of 3 Years, (b) A/YL-KTS/215 ( dated 16.06.2000) for Temporary Open Storage of Vehicles & Vehicle Parts with a Vehicle Workshop for a Period of 3 Year and (c) A/YL/KTS234 (dated 10.11.2000) for Temporary Vehicle Park for lorry and private car for a period of 3 Years. They were all rejected amongst others mainly on grounds that 1. The proposed development is not in line with the planning intention of the "Agricultural" ("AGR") Zone and 2. the proposed development is not compatible with the surrounding areas. However, after the passing of 26 years, the ground features and developments of this particular area had already been changed. The Application Site is now surrounded by numerous temporary warehouse structures similar to its kind. In particular, District Lands Officer, Yuen Long granted a Short Term Waiver (STW) No. STW 2566 to Lot No. 1199 and 1202 for **car body engineering purpose** with ancillary structures on 08.06.2008 which is just one lot next to the Application Site. This STW are also hold under the applicant (i.e. Mr. CHONG Sun Chuen oi and CHONG Wai Chuen). A photo copy of STW No. 2566 is at **Appendix** for reference.

## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration and Layout

4.1.1 The Application Site has a site area of approximately about 1933.87 sq. m (including about 203.98 sq. m of Government land) comprising of 2 private lots, (i.e. Lot No 1129 (Part) and 1367 (Part) in DD 106) and its adjoining Government land at Kam Tin, Yuen Long, New Territories. The private lots are all held under Block Government Lease.

4.1.2 The proposed use for storage of goods (excluding Dangerous Goods) will be operated within the three proposed warehouses (i.e. **Structure No. 1:** Warehouse of [ 8.8 m x 7.9 m + 2.7 m x 7.2 m ] x 8 m(h), **Structure No. 2:** Warehouse of 10m x 8.5m x 8 m(h), **Structure No. 3:** Warehouse of 9.0 m x 9.35 m x 8.0 m(h) and **Structure No. 4:** Warehouse of 17.0 m x 5.0 m x 8.0 m (h). **Structure No. 5:** Office, Staff Resting/Changing Room of { 9.0 m x 9.3 m + 8.32m x 9.8m + (2.1m x 3.32 m)/2 + [ (2.1m + 3.1m) x 5.0m /2 ] x 8.0m(h)(Irregular Shape), **Structure No. 6:** Electric Meter Room of 2.1 m x 2.1 m x 4.5 m (h), **Structure No. 8:** Carport for 2 private Cars of 8.5 m x 11.5 m x 4.5 m (h), **Structure No.9:** Guard house: 4.0 m x 3.0 m x 3.0 m(h) and **Structure No. 10:** Toilet of 1.65 m x 1.65 m x 3.0 m(h) will also be erected for carrying management support and logistic aids. Please see the Layout Plan at **Figure 01**.

4.1.3 The remaining area is a piece of flat land for parking and loading and unloading activities. The open area will assist serving as loading and unloading and parking purposes in Current Application without spillover of storage activities. The applicant also undertakes that the remaining open space within the application site will not be used for open storage purposes.

4.1.4 In general, the proposed use comprises of 4 warehouse structures (single storey), and 1 office (single storey) and 1 guard hut (single storey) of temporary structures (**See Figure 5**)

*Table 1: Proposed Key Development Parameters*



<b>Total Site Area –</b>	About 1933.87 sq. m (including about 203.98 sq. m of Government land)
<b>Covered Area</b>	About 641.71 sq. m (33.18%)
<b>Uncovered Area</b>	1292.16 sq. m (66.82%)
<b>Total Plot Ratio</b>	About 0.3318
<b>Total Gross Floor Area</b>	About 641.71 sq. m
<b>Total GFA for Warehouses</b>	About 343.11 sq. m
<b>Total No of Structures</b>	9
<b>No of Warehouses</b>	4
<b>No of Office, Staff Resting/Changing Room</b>	1
<b>No of Guard House</b>	1
<b>No. of Toilet</b>	1
<b>No of Electric Meter Room</b>	1
<b>No of Carport</b>	1 (2 Private Cars)
<b>No. of Storeys</b>	1
<b>Building Height</b>	About: 3m to 8 m
<b>Site Coverage</b>	About: 33.18%
<b>Total No. of Vehicle Parking Space</b>	2
<b>Private Cars</b>	2
<b>No. of Loading and Unloading/Parking Spaces for LGVs</b>	2 (Shared Parking Space)
<b>Ingress/Egress</b>	About 12 m wide

4.1.5 As tabulated in Table 2, the warehouses are of maximum building height of about 8.0 m and built over area for the subject warehouses of a total of about 343.11 sq. m. The ancillary office and staff resting/changing room and guard house uses that comprises of about 193.72 sq. m for general administrative work and supporting use. The proposed use shall make use of existing open area for manoeuvring, parking and L/UL activities. No open storage will be allowed in this open area. Moreover, The Applicant will ensure that the short-stay vehicles will not give rise to any adverse traffic impact to the vicinity area.

## 4.2 Operation

4.2.1 All goods to be stored within the Application site will be non-polluted and nondangerous in nature and will remain stagnant all the time whilst being stored within the warehouses. These items will be in from of packed boxes upon arrival at and when being stored within the proposed warehouses. All goods will be packed in boxes before delivering to the Application Site and be stored within the warehouse until they are collected by LGVs upon request by the



**Table 1: Proposed Key Development Parameters**

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<b>No of Warehouses</b>	4
<b>No of Office, Staff Resting/Changing Room</b>	1
<b>No of Guard House</b>	1
<b>No. of Toilet</b>	1
<b>No of Electric Meter Room</b>	1
<b>No of Carport</b>	1 (2 Private Cars)
<b>No. of Storeys</b>	1
<b>Building Height</b>	About: 3m to 8 m
<b>Site Coverage</b>	About: 34.9%
<b>Total No. of Vehicle Parking Space</b>	2

<b>Private Cars</b>	2
<b>No. of Loading and Unloading/Parking Spaces for LGVs</b>	2 (Shared Parking Space)
<b>Ingress/Egress</b>	About 12 m wide





