



盈卓規劃有限公司

Our Ref. : DD103 Lot 355 RP & VL
Your Ref. : TPB/A/YL-KTS/1112

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

By Email

28 January 2026

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery)
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1112)

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. Selena SIN
(Attn.: Ms. Athena LAI

email: symsin@pland.gov.hk)
email: apylai@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Open Storage and Warehouse (Construction Materials and Machinery)
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/1112)

(i) The applicant would like to provide clarifications on the subject application. Details are as follows:

- No container will be stored within the application site (the Site). No site office is proposed for the current application.
- No tree has been found within the Site.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Kelvin WONG; Tel: 2835 1117)		
(a)	It is noted that construction materials would be stored at the Site. As such, grateful if the applicant could 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. Thanks.	Please be confirmed that no dusty materials, including cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips will be stored at the Site at any time during the planning approval period.
2. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. CHENG Sze Lai; Tel: 2443 1072)		
(a)	No permission is given for occupation of GL (about 236m ² as mentioned in the application form) included in the application site. Any occupation of GL without Government's prior approval is an offence under Cap 28.	Noted. The applicant will submit Short Term Tenancy (STT) application to rectify the occupation of Government land (GL) after planning approval has been obtained from the Town Planning Board (the Board).
(b)	I must point out that the following irregularities covered by the subject planning application have been detected by this office: <u>Unauthorized structure(s) within the said private lot(s) covered by the planning application</u>	Noted. The applicant will submit Short Term Waiver (STW) and STT applications to rectify the applied use erected on the concerned lot and occupation of GL after planning approval has been obtained from the Board. No structure is proposed for domestic use.

	<p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot Nos. 356 S.B, 356 RP, 360 RP, 361, 362, 363 and 364 all in D.D. 103 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the private lots and the occupation of the Government. 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 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.</p>	
3. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Ms. Selena SIN; Tel: 3168 4047)		
(a)	the types of storage items (e.g. what types of construction materials and machineries) in the warehouses and open storage area respectively;	The Site is proposed to be used for open storage of construction materials (e.g., bricks, tiles, pipes, etc.) and machinery (e.g., excavators, cranes, etc.), while the proposed warehouse is intended for storage of miscellaneous goods (i.e., apparel, electronic goods, furniture, etc.).
(b)	if the proposed use involve any containers. If affirmative, the stacking height and units of the containers;	The construction materials and machinery would only be stored at the designated area with stacking height of not more than 3 m. No container will be stored within the Site.

(c)	if any dangerous goods would be stored within the Site;	No dangerous goods will be stored within the Site at any time during the planning approval period.
(d)	the location of the ancillary office; and	No site office is proposed for the current application.
(e)	whether the site would be fenced off. If affirmative, the material and height of the fence	2.5m high solid metal fencing will be erected along the site boundary to mitigate any potential nuisance to the surroundings.
4. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Mr. Jeff TSE; Tel: 3965 8921)		
(a)	<p>In view of the above, we have no objection in principle to the proposed development. However, due to change in site area under this planning application, the applicant should (i) advise if any site formation /leveling works to be carried out and (ii) confirm if any walls or hoarding are/to be erected or lain along the site boundary under this application. If affirmative, the proposed/existing peripheral surface channels shall be provided at the original/existing level along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands and adequate opening should be provided at the toe of the proposed walls/hoardings to intercept the existing overland flow passing through the site. The details of such opening/gap should be provided for further comments. For any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, please consider to required the applicant to submit technical assessment(s) in other aspect(s) and seek comment acceptable from the planning point of view, I would suggest that conditions should be stipulated in the approval letter to the applicant of the development (i) to maintain the drainage facilities implemented under Application No.</p>	<p>Noted. The entire Site has already been hard-paved. No further filling of land will be carried out within the Site. 2.5m high solid metal wall with adequate openings will be erected along the whole site boundary. The existing drainage facilities on the Site will be well-maintained by the applicant, and an updated drainage condition record will be submitted by the applicant after planning permission has been granted by the Board.</p>

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	A/YL-KTS/879 and (ii) to submit records of the existing drainage facilities on site (i.e. photos with date, etc) to the satisfaction of the Director of Drainage Services or of the Town Planning Board.	
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