



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

3 February 2026

Dear Sir,

2nd 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.

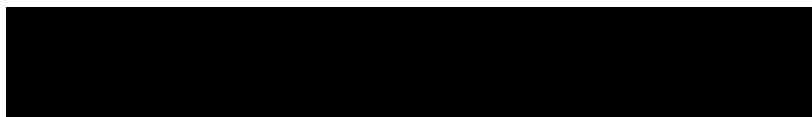
Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese.

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD



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) A RtoC Table:

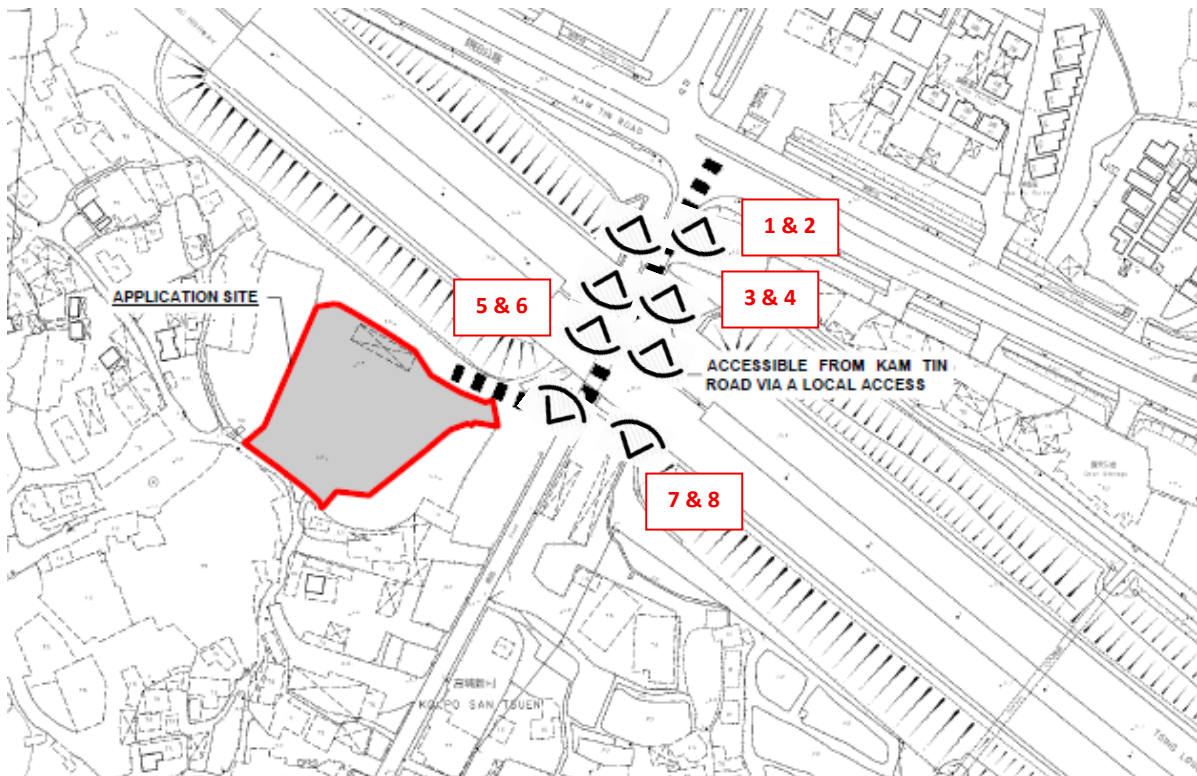
Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
(a)	Container vehicle is proposed to access the site. The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Tin Road, along the local access and within the site;	A revised swept path analysis is provided to demonstrate smooth manoeuvring of vehicles to / from Kam Tin Road, along the local access and within the application site (the Site) (Plan 7).
(b)	The applicant should provide information on whether there is sufficient headroom under the Tsing Long Highway for the proposed type of vehicle;	At least 6.5m of headroom has been provided under the Tsing Long Highway (Annex I). As the maximum height of the proposed container vehicle would be not more than 4.6m, there is sufficient headroom for the proposed vehicle. In addition, the Site is the subject of a previous approved application No. A/YL-KTS/879. Based on the approved scheme of A/YL-KTS/897, a total of 3 parking and loading/unloading spaces for heavy goods vehicles are provided. The current application with similar traffic scale is considered practicable.
(c)	The applicant should note the local access between Kam Tin Road and the site is not managed by this Department. The management and maintenance parties of the local access shall be consulted.	Noted. The applicant will consult the relevant parties regarding the management and maintenance of the local access after planning permission has been granted by the Town Planning Board.

Annex I – Photographic Record Showing the Headroom under Tsing Long Highway

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

Photographic records taken on 2.2.2026 are provided as follow:





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



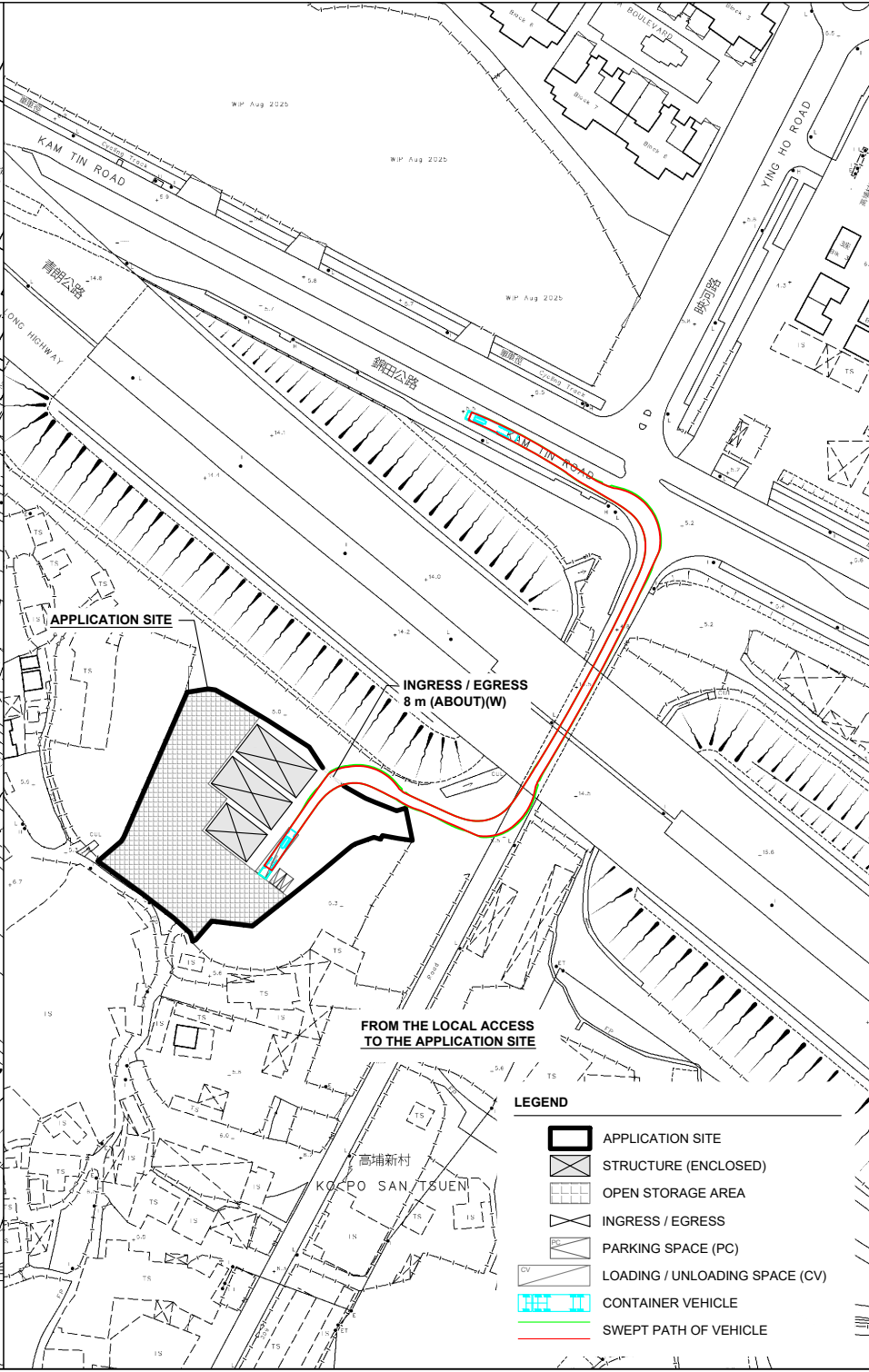
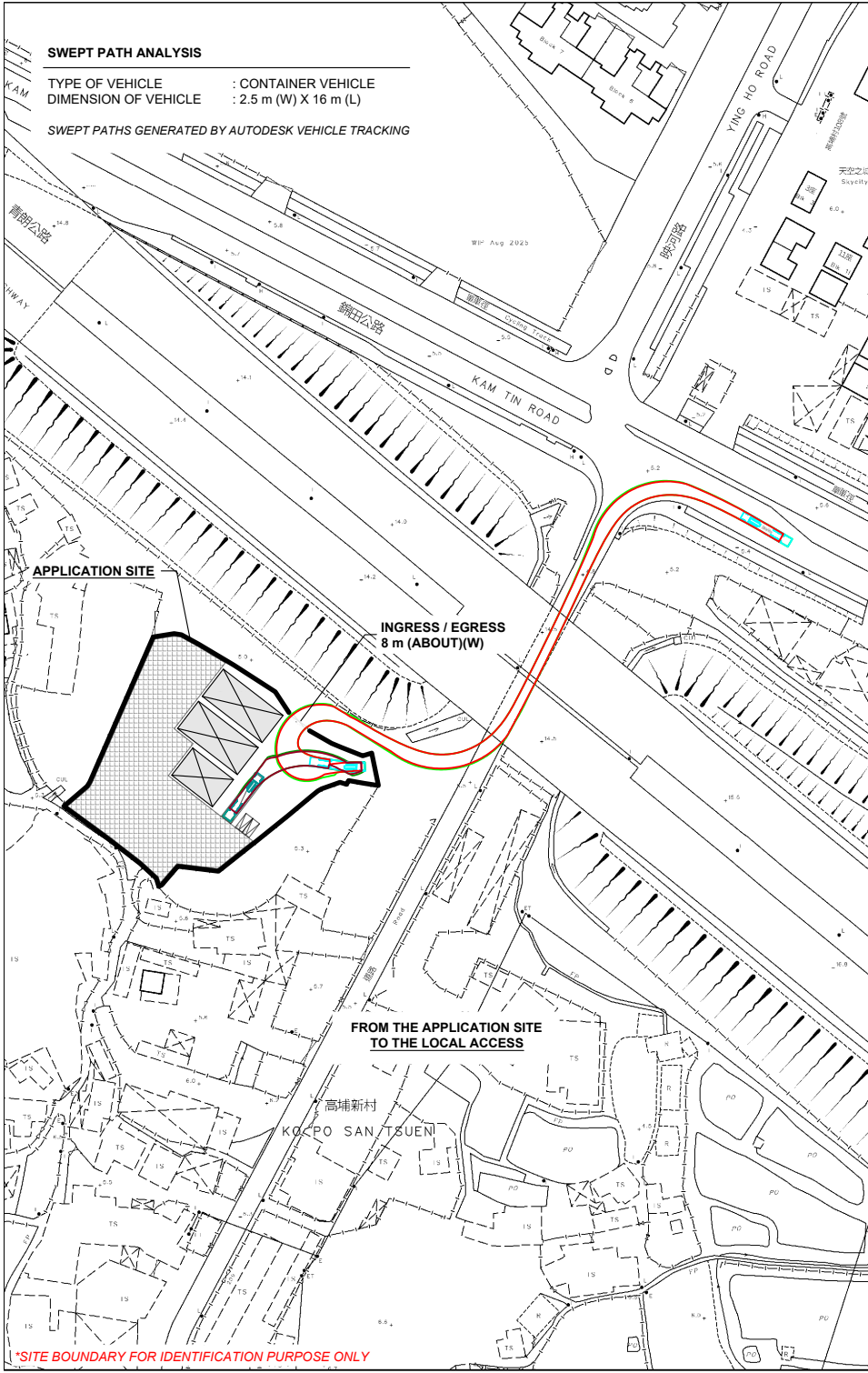
Viewpoint 6



Viewpoint 7



Viewpoint 8



- LEGEND**
- APPLICATION SITE
 - STRUCTURE (ENCLOSED)
 - OPEN STORAGE AREA
 - INGRESS / EGRESS
 - PARKING SPACE (PC)
 - LOADING / UNLOADING SPACE (CV)
 - CONTAINER VEHICLE
 - SWEEP PATH OF VEHICLE

NORTH

W E S

PLANNING CONSULTANT

R-RICHES
PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY OPEN STORAGE AND WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, NEW TERRITORIES

SCALE

1: 1500 @ A4

DRAWN BY
MN

DATE
20.11.2025

REVISED BY
LT

DATE
30.1.2026

APPROVED BY

DATE

DWG. TITLE

SWEEP PATH ANALYSIS

DWG NO.
PLAN 7

VER.
001