



盈卓  
規劃  
有限公司

Our Ref. : DD103 Lot 355 RP & VL  
Your Ref. : TPB/A/YL-KTS/1121

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

**By Email**

15 April 2026

Dear Sir,

**1<sup>st</sup> Further Information**

**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/1121)**

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 [REDACTED]  
[REDACTED]

[REDACTED]

## Responses-to-Comments

**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/1121)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Kelvin WONG; Tel: 2835 1117)</b>		
(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 application site (the Site) at any time during the planning approval period.
<b>2. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. YUEN Tsz-fung; Tel: 2733 7781)</b>		
(a)	Based on the submitted FSI proposal, our comments are as follows:  Sufficient number of stand-alone fire detectors shall be provided at Structure B1, B2 & B3; and	Noted and revised accordingly. Please refer to the revised fire service installations proposal for your consideration ( <b>Annex I</b> ).
(b)	For open storage area which does not involve the erection of enclosed structures, the number of fire extinguisher required to be provided = [Storage Area (m <sup>2</sup> )] x [0.003].	
<b>3. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. CHENG Sze Lai; Tel: 2443 1072)</b>		
(a)	<u>Unauthorized structure(s) within the said private lot(s) covered by the planning application</u>  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	Noted. The applicant will submit Short Term Waiver and Short Term Tenancy applications to rectify the applied use erected on the concerned lot and occupation of Government land after planning approval has been obtained from the Board. No structure is proposed for domestic use.

	<p>enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p>	
(b)	<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>	

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 5,764 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 590 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 5,174 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.1	(ABOUT)
SITE COVERAGE	: 10 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 590 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 590 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 9 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 3,247 m <sup>2</sup>	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

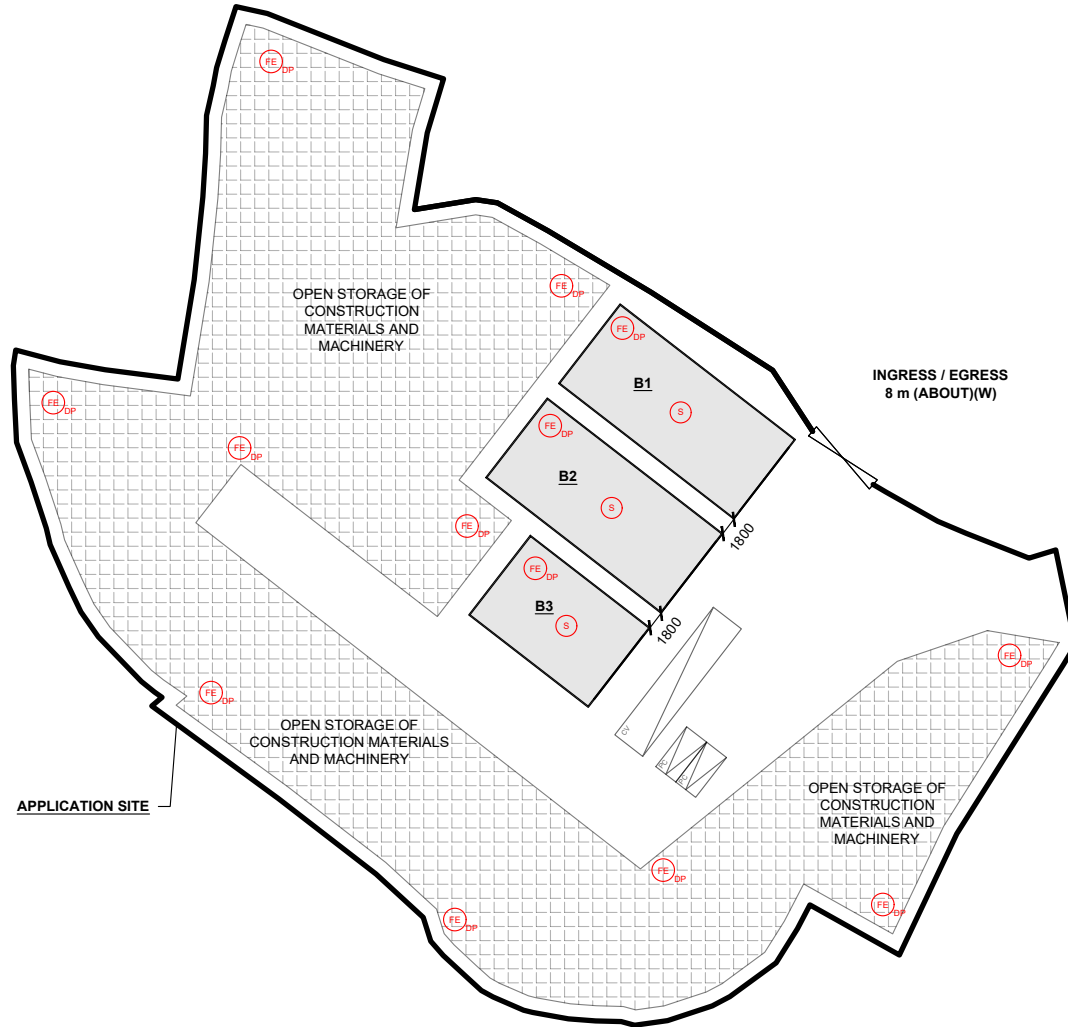
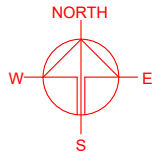
**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

**LOADING/UNLOADING PROVISIONS**

NO. OF L/U SPACE FOR HEAVY GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 11 m (L) X 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	9 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	220 m <sup>2</sup> (ABOUT)	220 m <sup>2</sup> (ABOUT)	9 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	150 m <sup>2</sup> (ABOUT)	150 m <sup>2</sup> (ABOUT)	9 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>590 m<sup>2</sup> (ABOUT)</b>	<b>590 m<sup>2</sup> (ABOUT)</b>	



APPLICATION SITE

INGRESS / EGRESS  
8 m (ABOUT)(W)

OPEN STORAGE OF  
CONSTRUCTION  
MATERIALS AND  
MACHINERY

OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERY

OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERY

**FIRE SERVICE INSTALLATIONS**

- (S) STAND-ALONE BATTERY TYPE FIRE DETECTOR
- (FE/DP) 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

**FS NOTES:**

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- OPEN STORAGE AREA
- INGRESS / EGRESS
- PARKING SPACE (P)
- LOADING / UNLOADING SPACE (CV)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



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 : 750 @ A4

DRAWN BY	DATE
MN	22.1.2026

REVISED BY	DATE
LT	15.4.2026

APPROVED BY	DATE

DWG. TITLE  
FSIs PROPOSAL

DWG NO.	VER.
ANNEX I	001