

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**

10 June 2026

Dear Sir,

**2<sup>nd</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

(Attn.: Ms. Selena SIN  
(Attn.: Mr. Travis KWOK

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

**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) The applicant provided the photographic record to demonstrate the existing condition of the application site (**Annex I**).

(ii) A RtoC Table:

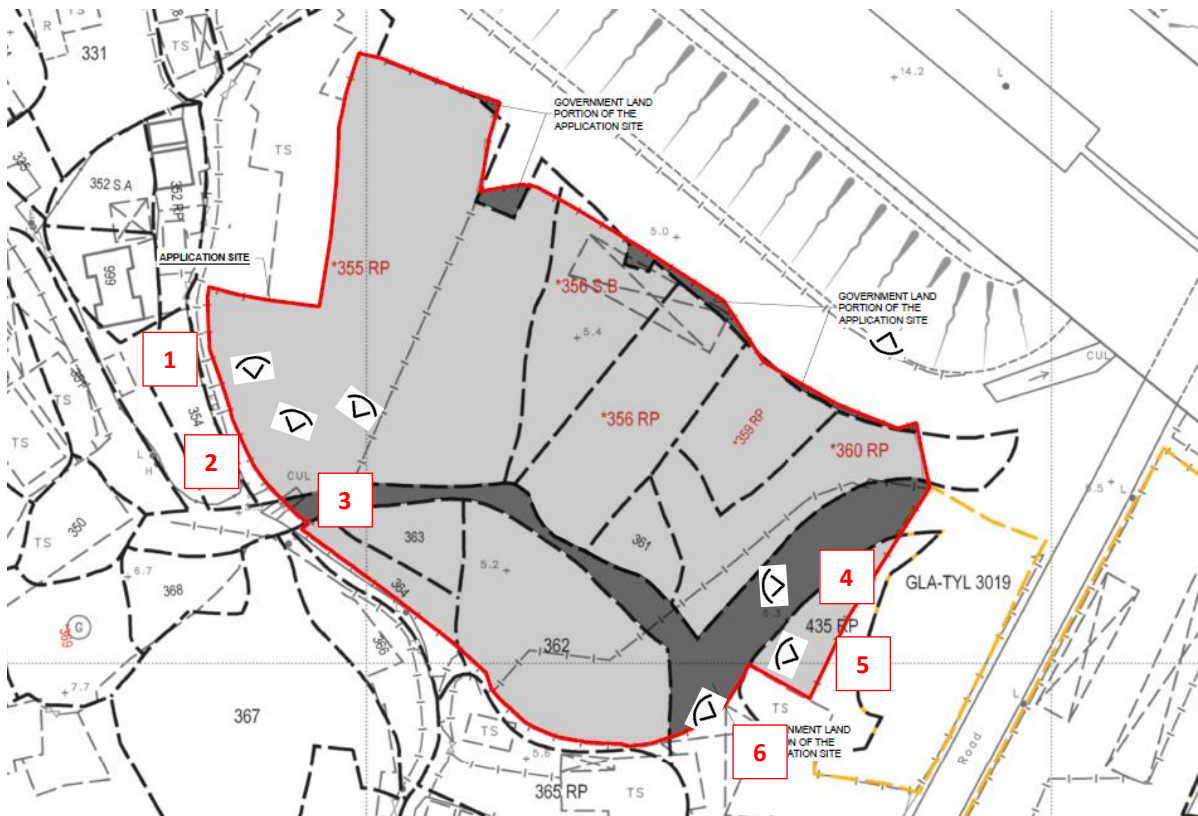
Departmental Comments		Applicant's Responses
<b>1. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. YUEN Tsz-fung; Tel: 2733 7781)</b>		
(a)	A sufficient number of stand-alone fire detectors shall be provided at Structures B1, B2 & B3.	Noted and revised accordingly. Please refer to the revised fire service installations proposal for your consideration ( <b>Annex II</b> ).

Annex I – Photographic Record Showing the Existing Site Condition

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)

(a) Site photos taken on 28.5.2026 are provided as follows:









**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	

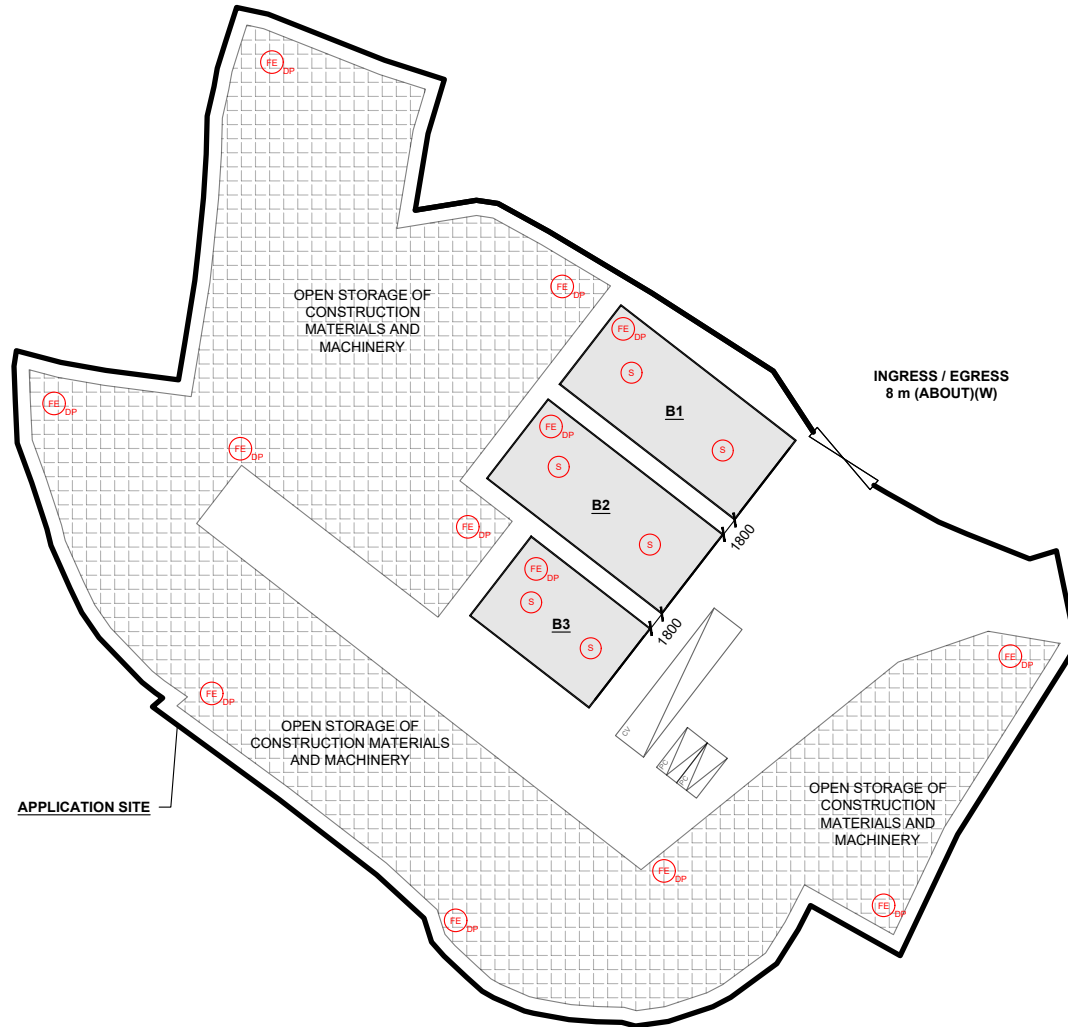
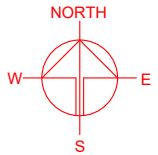
**PARKING PROVISIONS**

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/UL SPACE FOR HEAVY GOODS VEHICLE	: 1
DIMENSION OF L/UL 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>	



**FIRE SERVICE INSTALLATIONS**

- (S) STAND-ALONE BATTERY TYPE FIRE DETECTOR
- (FE)<sub>DP</sub> 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 (PC)
- 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	4.6.2026

APPROVED BY	DATE

DWG. TITLE  
FSIs PROPOSAL

DWG NO.	VER.
ANNEX II	001