

Our Ref. : DD 113 Lot 512 S.A-S.E
Your Ref. : TPB/A/YL-KTS/1122

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

By E-mail

12 June 2026

Dear Sir,

3rd Further Information

**Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 512(A-B) and 512(C-E) in D.D. 113, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1122)

We write to submit further information in response to departmental comments on the captioned application.

Should you require more information, please contact the undersigned directly at [REDACTED] at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD [REDACTED]



Response-to-Comment (RtC)

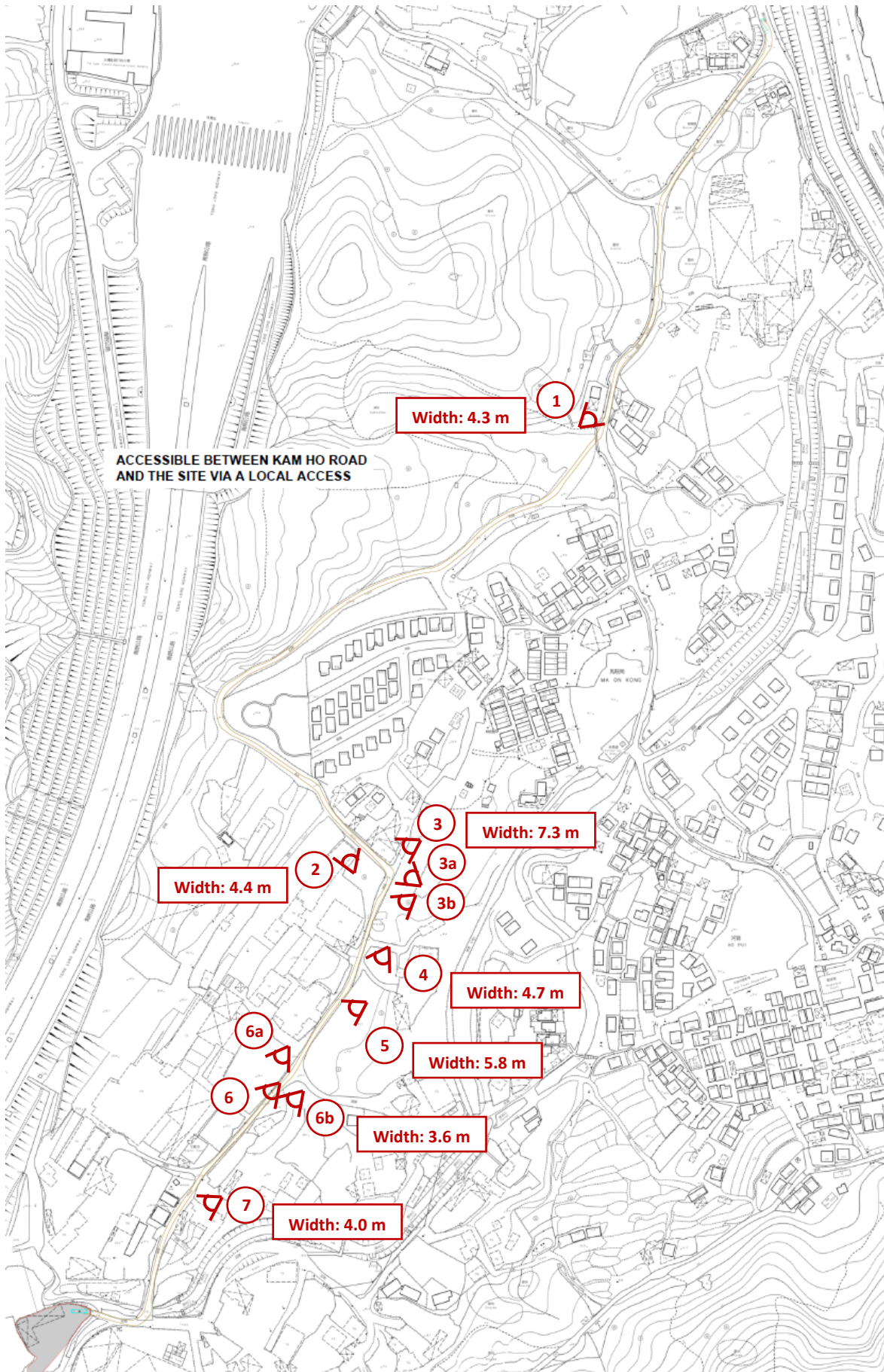
Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 512(A-B) and 512(C-E) in D.D. 113, Kam Tin, Yuen Long, New Territories

(S.16 Application No. A/YL-KTS/1122)

(i) An RtC table:

Departmental Comments	Applicant’s Responses
1. Comments of the Commissioner for Transport (C for T)	
<p>(a) It appears the swept path will intrude some of the structure. The applicant should review whether the proposed type of vehicle is suitable to travel along the local access.</p>	<p>The swept path analysis enclosed at Plan 1 has demonstrated the smooth manoeuvring of medium goods vehicles (MGV) along the local access between Kam Ho Road and the application site. <u>No structure along to local access will be intruded.</u></p> <p>Upon on-site measurement, the actual width of the local access ranges between 3.6 m (VP6) and 7.2 m (VP3), which is considered <u>sufficient and suitable</u> for a 2.5 m-wide MGV to manoeuvre along it.</p> <p>Moreover, our on-site investigation has also recorded the <u>smooth manoeuvring of container vehicles, heavy goods vehicles and MGVs</u> along the local access (VP2, VP3 and VP6 refer), which has further proven that the local access is capable for the smooth manoeuvring of MGVs.</p> <p>In addition, the <u>same deployment of MGV</u> was approved under previous planning application No. A/YL-KTS/997 and has been operating since then. The trips generation and attraction under both applications have <u>remained the same.</u> There is no change in planning circumstances in respect of the traffic aspect.</p> <p>In view of the above, the deployment of MGVs for the development is <u>considered suitable and justifiable</u>, and <u>no adverse traffic impact</u> arising from the development is envisaged.</p>

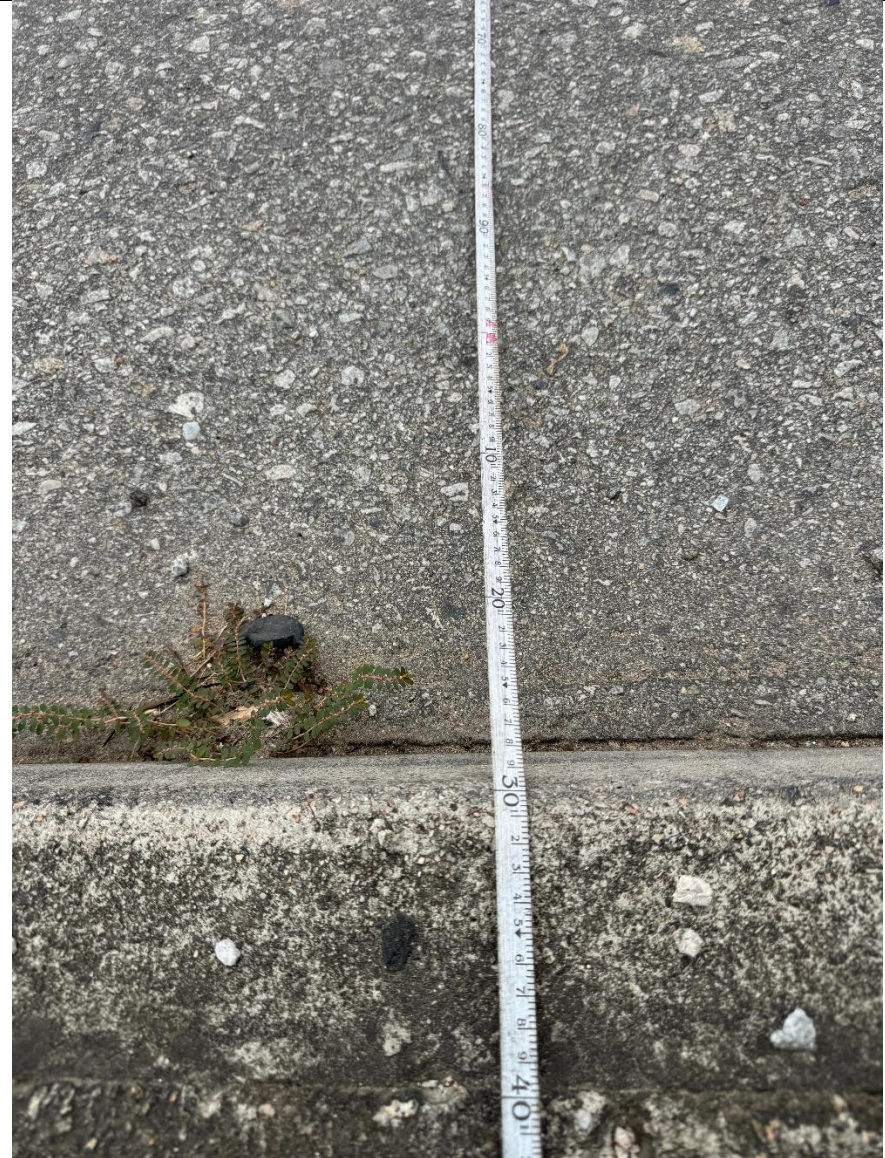
Width measurement of the local access between Kam Ho Road and the application site



* Extracted from the swept path analysis at Plan 1 of the 3rd Further Information



Viewpoint 1



Viewpoint 1



Viewpoint 2



Viewpoint 2



Viewpoint 3



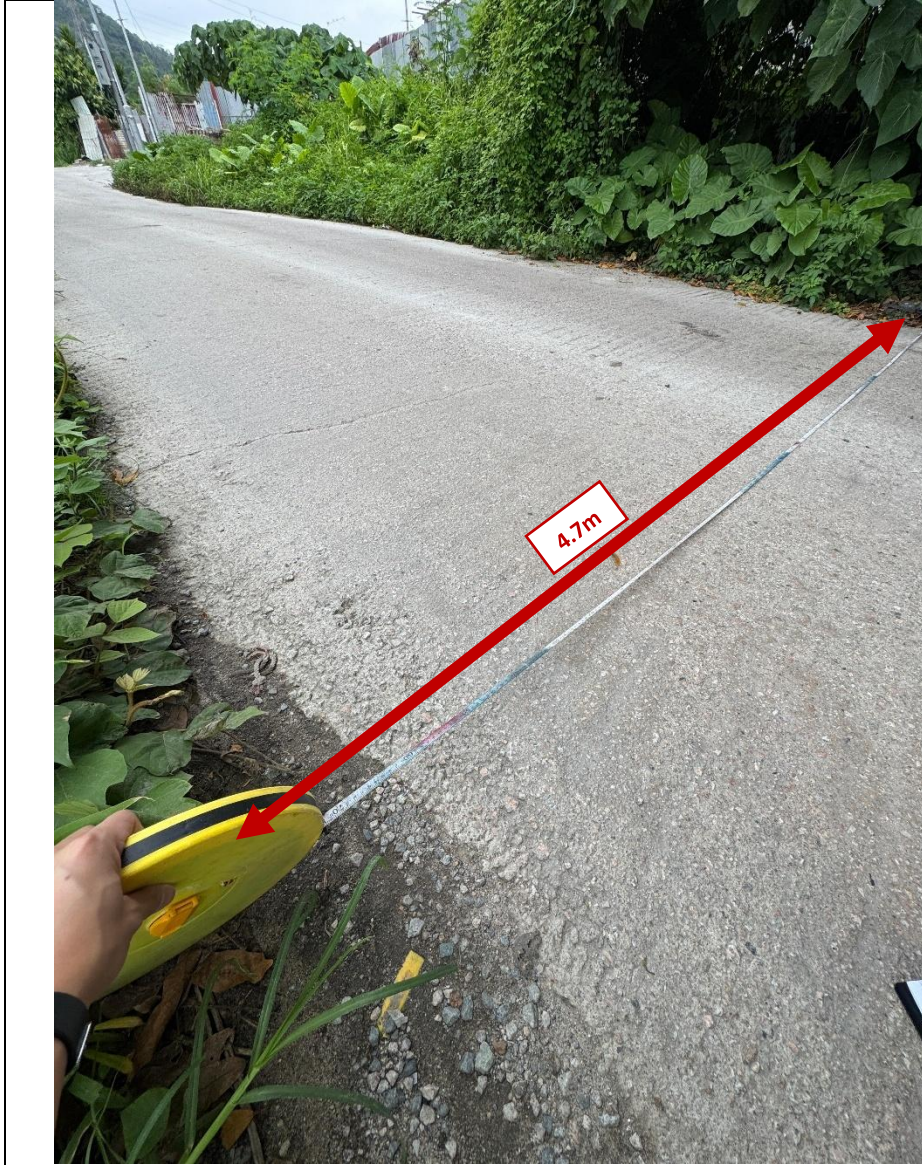
Viewpoint 3



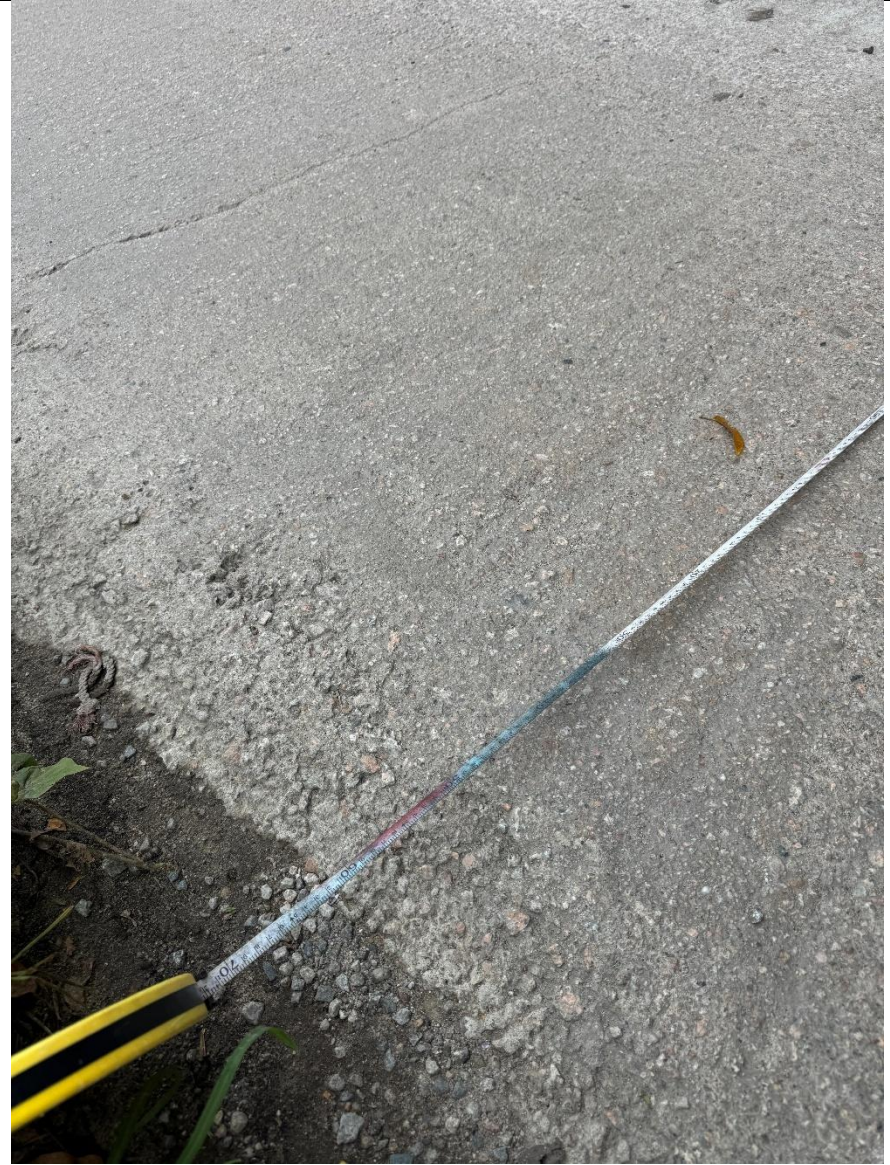
Viewpoint 3a



Viewpoint 3b



Viewpoint 4



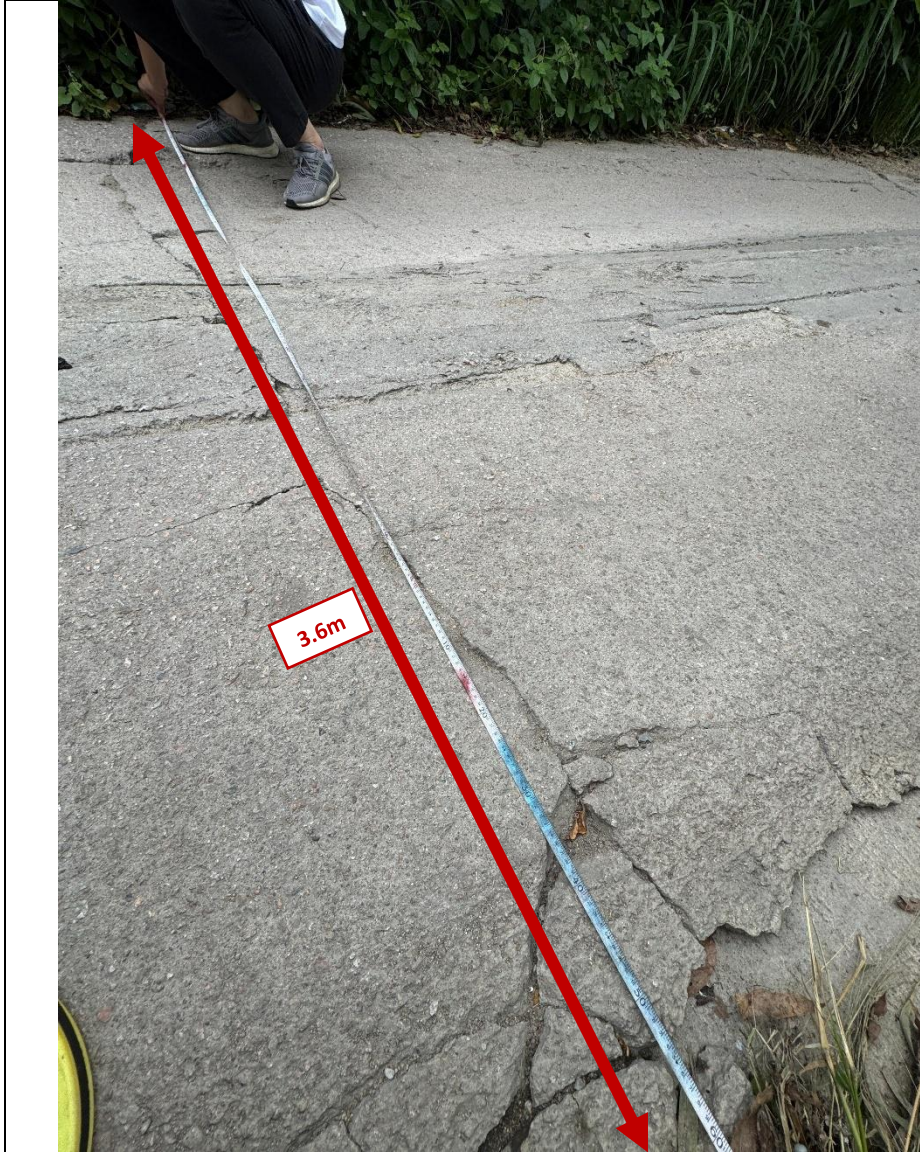
Viewpoint 4



Viewpoint 5



Viewpoint 5



Viewpoint 6



Viewpoint 6



Viewpoint 6a



Viewpoint 6b



Viewpoint 7



Viewpoint 7

SWEPT PATH ANALYSIS

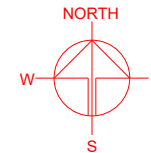
TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

ACCESSIBLE BETWEEN KAM HO ROAD
AND THE SITE VIA A LOCAL ACCESS

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 113, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

CC

DATE

5.5.2026

REVISED BY

DATE

APPROVED BY

DATE

LEGEND

 APPLICATION SITE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

F13 P01

VER.

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