R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : DD106 Lot 136 RP
Your Ref. : TPB/A/YL-KTS/1145

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

By E-mail

09 November 2026

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 136 RP (Part) and 2149 (Part) in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTS/1145)

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

Should you require more information, please contact the undersigned at [redacted]. 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]

[redacted]

Responses-to-Comments (RtC)

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 136 RP (Part) and 2149 (Part) in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTS/1145)

(i) An RtC Table:

	Departmental Comments	Applicant's Responses
1.	**Comments of the Director of Environmental Protection (DEP)**	
(a)	Please confirm whether the proposed use would involve storage of materials of dusty nature (e.g. cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips). If affirmative, whether those materials would be in packaged form.	No dusty materials, including cement, earth, pulverised fuel ash, aggregates, silt, stonefines, sand, debris, sawdust, and wooden chips, will be stored thereon at any time during the approval period of the planning permission.
2.	**Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)**	
(a)	Please review and suitably revise the proposed ingress/egress with an aim to retaining the *Ficus macrocarpa* (T1) as far as practicable.	As demonstrated in the layout plan and swept path analysis (Plans 4 and 6 of the original submission), the swept path is constrained by the buffer area between the proposed structure and the area zoned "Conservation Area" ("CA"). The vehicular ingress/egress is carefully designed to facilitate the smooth manoeuvering of vehicles into/out of the proposed development. To alleviate the potential impacts that would have arisen from the removal of the existing tree (T1), the applicant has proposed to plant 10 nos. of new trees of local species along the northern periphery of the application site (refer to Section 3.8 of the supplementary statement).
(b)	Please note that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling. As T1 is located on Government Land, application for any tree works should be submitted to relevant departments for approval.	Noted.

Departmental Comments		Applicant's Responses
3. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	It is noted that the application site falls within the "AGR" zone, and is generally abandoned. Agricultural infrastructures such as road access and water source are available in the area. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed use is not supported from agricultural perspective.	Although the application site falls within the "AGR" zone, it has been left idle for decades without active agricultural use. The proposed development with low-rise structure is considered not incompatible with the surroundings, which is predominately in semi-rural character comprising unused land scattered with graves. The MTR Pat Heung Maintenance Centre is located to the east of the Site. Hence, approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilise precious land resources in the New Territories.
(b)	As the Site would encroach into existing watercourse along its eastern boundary, the proposed use will pose direct impact on the streams while stream and watercourse should be preserved as far as possible from nature conservation perspective. Moreover, there is a Conservation Area ("CA") zone located to the north of the Site. Please clarify whether any measure will be implemented to avoid disturbance to the "CA" zone nearby during construction and operation.	Since the eastern boundary maintains a minimum distance of 6 m (about) from the existing water channel, no encroachment to the existing water channel is anticipated thereon. Noting that the northern boundary of the application site is in close proximity to an area zoned "CA", the applicant has already proposed various measures with a view to alleviating the potential disturbance to the "CA" zone, including: - all items will be stored inside the **fully-enclosed** structure; - 10 nos. of **new trees of local species** between the "CA" zone and the nearest structure; - 5 m-wide **buffer area** between the "CA" zone and the nearest structure; - erection of **hoardings** along the site boundary to clearly indicate the work area limit during the construction stage; - erection of **non-solid fencing**, such as 2 m-high chain link fences (visible from outside), along the northern periphery during the operation stage; and - erection of 2.5 m-high **fencing made of galvanised sheet** along other sections of the site boundary during the operation stage.

		For details, please refer to Sections 3.8 and 3.9 of the supplementary statement, the landscape plan (Appendix I of the original submission), and the layout plan (Plan 4 of the original submission).