

Our Ref. : DD103 Lot 512 RP & 515  
Your Ref. : TPB/A/YL-KTS/980

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

**By Email**

22 February 2024

Dear Sir,

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

**Proposed Temporary Open Storage of Vehicles for Sale (including New/Used Vehicles)  
for a Period of 3 Years in "Agriculture" Zone, Lots 512 RP (Part) and 515 (Part) in D.D. 103  
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/980)**

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 [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

[REDACTED]  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Hilary WONG  
(Attn.: Mr. Y. Y. MO

email: hhlwong@pland.gov.hk )  
email: yymo@pland.gov.hk )



**Responses-to-Comments**

**Proposed Temporary Open Storage of Vehicles for Sale (including New/Used Vehicles)  
for a Period of 3 Years in “Agriculture” Zone, Lots 512 RP (Part) and 515 (Part) in D.D. 103  
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTS/980)**

(i) A RtoC Table:

<b>Departmental Comments</b>		<b>Applicant’s Responses</b>
<b>1. Comments of Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&amp;L, PlanD) (Contact Person: Mr. Samuel HUI; Tel: 3565 3957)</b>		
(a)	The wording 'Raised Tree Pit' should be revised to 'Raised Planter'.	Noted. It is revised accordingly ( <b>Annex I</b> ).
(b)	The applicant stated in the Tree Preservation and Landscape Proposal that all 17 nos. of existing trees are in poor condition and will be replaced by new trees. Relevant existing tree information (eg. Tree size, general conditions and tree photos) should be provided to justify the replacement of these existing trees.	The revised tree preservation and landscape proposal and information of the existing trees within the application site (the Site) are provided for your consideration ( <b>Annexes I &amp; II</b> ). All of the existing trees will be replaced by Bauhinia x blakeana after planning approval has been granted from the Town Planning Board (the Board).
<b>2. Comments of Director of Environmental Protection (DEP) (Contact Person: Mr. Jeremy FONG; Tel: 2835 2164)</b>		
(a)	Please confirm whether the about 50 new/used vehicles for sale stated in the planning statement S. 3.2 include heavy vehicles and provide more information on the type of vehicles for sales.	It is estimated that the Site would be able to store about 50 new/used private cars. No heavy vehicles would be stored at the Site at any time during the planning approval period.
(b)	Please confirm whether the septic tank and soakaway system will be provided and if affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.	The applicant will implement good practices under ProPECC PN 1/23 when designing on site sewage system with the Site, i.e. the use of portable toilet for sewage treatment.

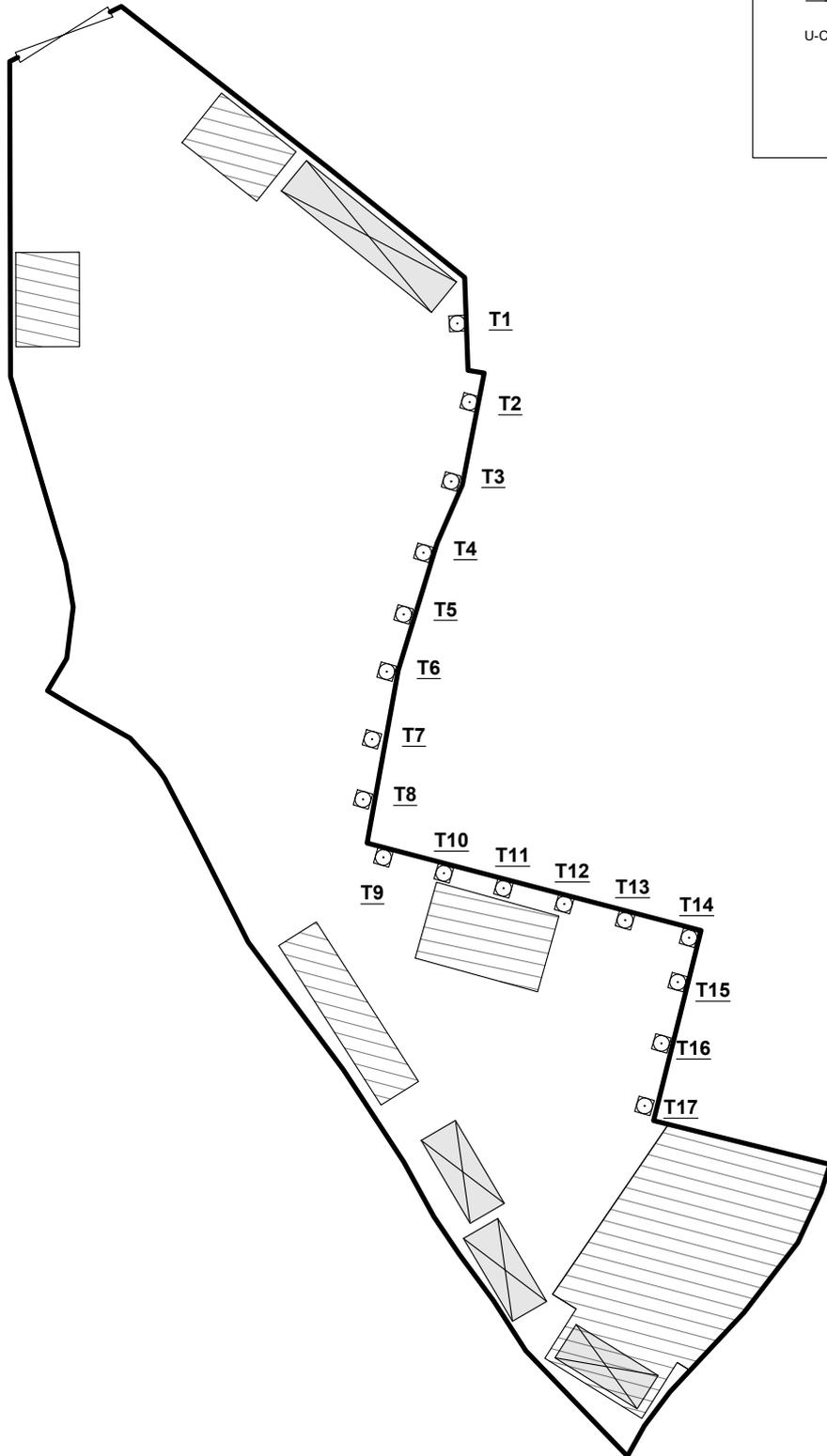
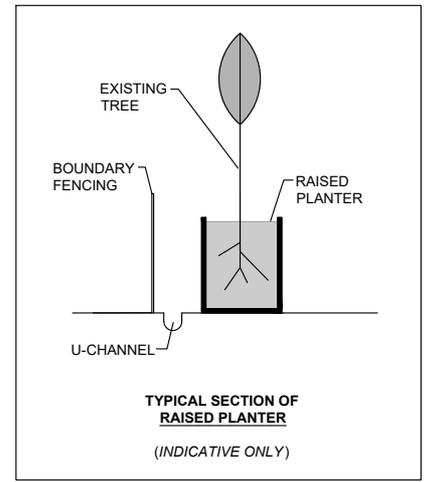
(c)	Please provide the updated site plan for reference.	Layout Plan showing the location of the portable toilet is provided ( <b>Plan 1</b> ).
<b>3. Comments of Commissioner of Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421)</b>		
(a)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Tin Road, along the local access and within the site.	A swept path analysis is provided to demonstrate the smooth manoeuvring of vehicles to / from Kam Tin Road, along the local access and within the Site ( <b>Plan 2</b> ).
(b)	The applicant should note the local access between Kam Tin Road and the site is not managed by his department.	Noted.
<b>4. Comments of Director of Fire Services (D of FS) (Contact Person: Mr. CHAU Nai-yin; Tel: 2733 7781)</b>		
(a)	The standards and specification of the proposed emergency lighting shall be revised to 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021'.	Noted. It is revised accordingly in the revised fire service installations proposal ( <b>Annex III</b> ).
(b)	The separation distance between each structure shall be clearly indicated on plan; and	
(c)	In relation to (b) above, structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230m <sup>2</sup> .	
<b>5. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)</b>		
(a)	LandsD has grave concerns given that there are unauthorized building works and/or uses on Lot Nos. 512 RP and 515 in D.D. 103 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	Noted. The applicant will submit Short Term Waiver (STW) and Short-Term Tenancy (STT) applications to rectify the applied use erected on the concerned lots and Government Land after planning approval has been obtained from the Board.

(b)	No permission is given for occupation for Government Land (about 41m <sup>2</sup> subject to verification) included in the application site. Any occupation of GL without Government's prior approval is not allowed.	
-----	---	--

**TREE PRESERVATION AND LANDSCAPE PROPOSAL**

NO. OF EXISTING TREE : 17 (T1 - T17)  
 (PLANTED AT RAISED PLANTER)  
 DIMENSION OF TREE PIT : 1 m (W) x 1 m (L) x 1.2 m (H)  
 EXISTING SPACING OF PLANTER : 3 m (ABOUT)

ALL EXISTING TREES ARE FOUND TO BE IN POOR CONDITION. THE APPLICANT WILL REPLACE ALL THE EXISTING TREES WITH *BAUHINIA BLAKEANA* AFTER PLANNING APPROVAL HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



**LEGEND**

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  STRUCTURE (CANOPY)
-  INGRESS / EGRESS
-  EXISTING RAISED TREE PLANTER

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES FOR SALE (INCLUDING NEW/USED VEHICLES) FOR A PERIOD OF 3 YEARS	ADDRESS LOTS 512 RP (PART) AND 515 (PART) IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 450 @ A4		TITLE TREE PRESERV. AND LANDSCAPE PROPOSAL		NORTH  SOUTH
			DRAWN BY MN	DATE 22.1.2024	REVISED BY	DATE	

## Tree Survey Schedule

**Proposed Temporary Open Storage of Vehicles for Sale (including New/Used Vehicles)  
for a Period of 3 Years in “Agriculture” Zone, Lots 512 RP (Part) and 515 (Part) in D.D. 103  
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTS/980)**

Location: Lots 512 RP (Part) and 515 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Field Survey was conducted on 22 January, 2024

No	Tree Species	Tree Size	
		DBH(mm)	Overall Height (m)
T1	Juniperus chinensis 檜樹	23	2.1
T2	Juniperus chinensis 檜樹	26	3.3
T3	Bauhinia purpurea L. 羊蹄甲	20	0.3
T4	Dracaena braunii 富貴竹	12	1
T5	Citrus × microcarpa Bunge 四季橘	30	2.3
T6	Citrus × microcarpa Bunge 四季橘	28	2
T7	Citrus × microcarpa Bunge 四季橘	33	2.1
T8	Citrus × microcarpa Bunge 四季橘	28	0.7

T9	<i>Bidens alba</i> (L.) DC. 白花鬼針草	40	0.7
T10	<i>Juniperus chinensis</i> 檜樹	50	2.8
T11	<i>Bauhinia purpurea</i> L. 羊蹄甲	46	3.5
T12	<i>Bauhinia purpurea</i> L. 羊蹄甲	12	0.7
T13	<i>Dracaena braunii</i> 富貴竹	32	1.5
T14	<i>Bidens alba</i> (L.) DC. 白花鬼針草	14	0.4
T15	<i>Macaranga tanarius</i> 血桐	25	1.1
T16	<i>Macaranga tanarius</i> 血桐	38	0.9
T17	<i>Lagerstroemia speciosa</i> 大葉紫薇	42	1.2

1.



2.



3.



4.



5.



6.



7.



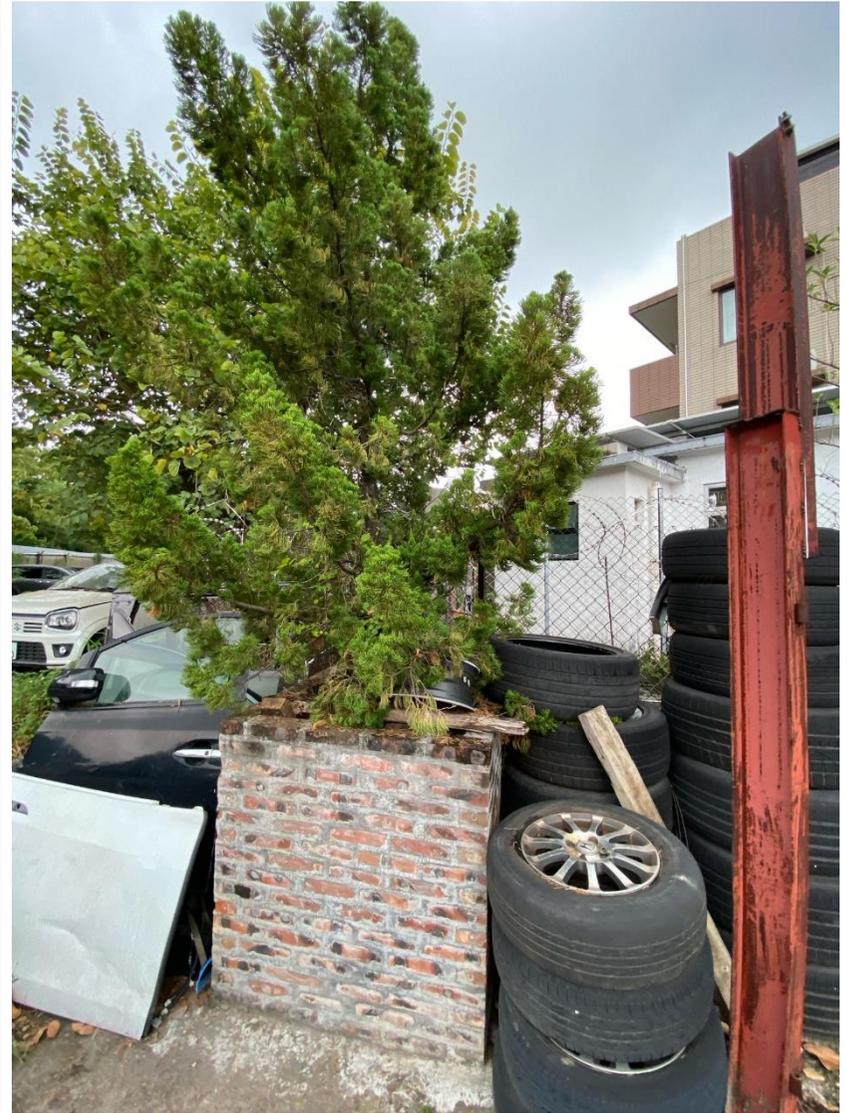
8.



9.



10.



11.



12.



13.



14.



15.



16.



17.

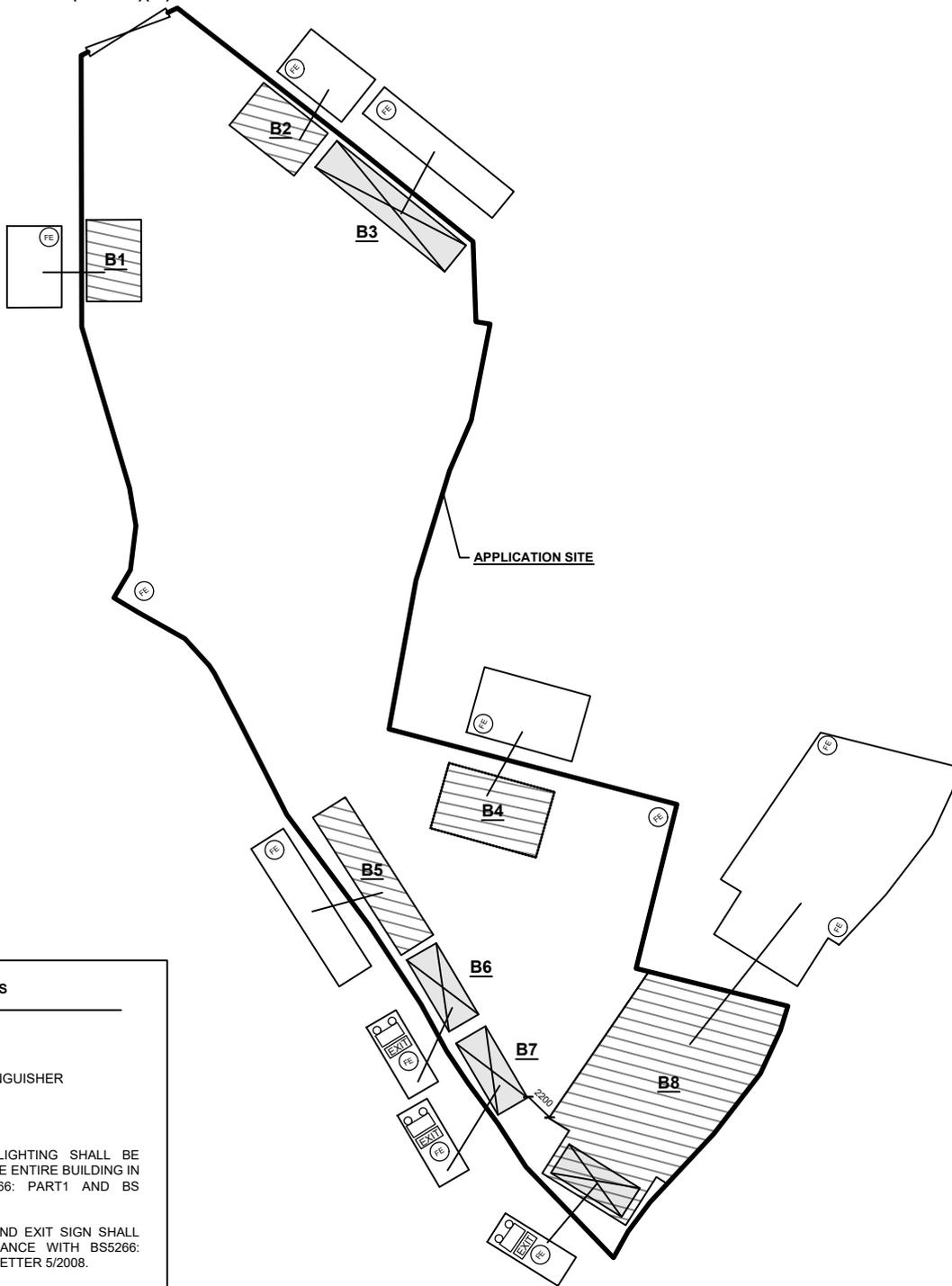


**MAJOR DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 1,837 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 363 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,474 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 20%	(ABOUT)
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 393 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 393 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 6 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	COVERED STORAGE SPACE	24m <sup>2</sup> (ABOUT)	24m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B2	COVERED STORAGE SPACE	24m <sup>2</sup> (ABOUT)	24m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B3	STORAGE OF TOOLS	30m <sup>2</sup> (ABOUT)	30m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
B4	COVERED STORAGE SPACE	40m <sup>2</sup> (ABOUT)	40m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B5	COVERED STORAGE SPACE	34m <sup>2</sup> (ABOUT)	34m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B6	STORAGE OF TOOLS	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
B7	PORTABLE TOILET	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
B8	COVERED PARKING SPACE	181m <sup>2</sup> (ABOUT)	181m <sup>2</sup> (ABOUT)	6m (ABOUT)(1-STOREY)
B9	SITE OFFICE	COVERED BY B8	30m <sup>2</sup> (ABOUT)	5.6m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>363m<sup>2</sup> (ABOUT)</b>	<b>393m<sup>2</sup> (ABOUT)</b>	

**INGRESS / EGRESS  
6.5m (ABOUT)(W)**



**FIRE SERVICE INSTALLATIONS**

-  EXIT SIGN
-  EMERGENCY LIGHT
-  5 KG CO2 FIRE EXTINGUISHER

**FS NOTES:**

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
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)
-  STRUCTURE (CANOPY)
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES FOR SALE (INCLUDING NEW/USED VEHICLES) FOR A PERIOD OF 3 YEARS

ADDRESS

LOTS 512 RP (PART) AND 515 (PART) IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

18.10.2023

REVISED BY

MN

DATE

21.2.2024

TITLE

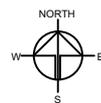
FSIs PROPOSAL

DWG NO.

ANNEX III

VER.

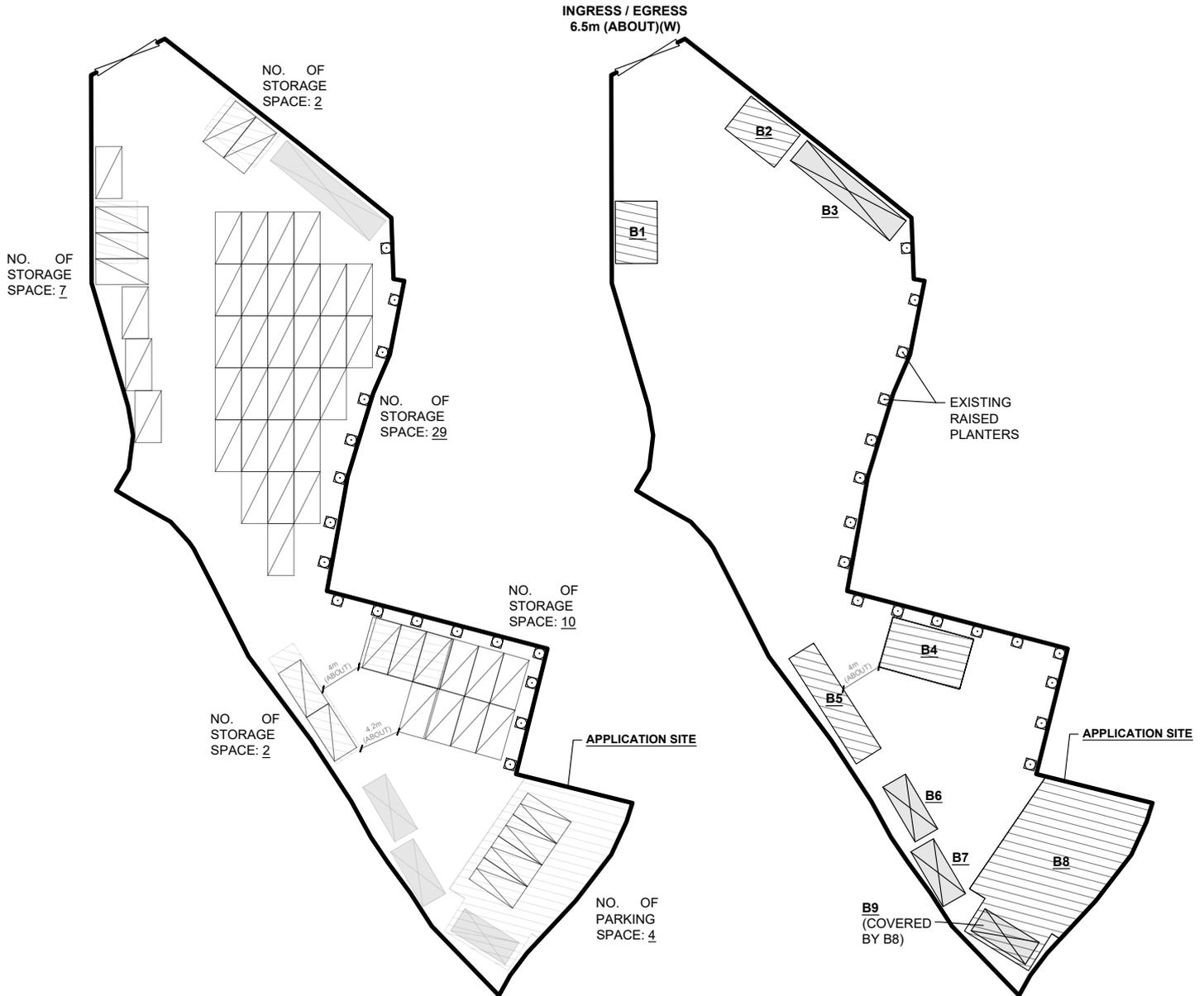
002



**MAJOR DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 1,837 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 363 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,474 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 20%	(ABOUT)
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 393 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 393 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 6 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	COVERED STORAGE SPACE	24m <sup>2</sup> (ABOUT)	24m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B2	COVERED STORAGE SPACE	24m <sup>2</sup> (ABOUT)	24m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B3	STORAGE OF TOOLS	30m <sup>2</sup> (ABOUT)	30m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
B4	COVERED STORAGE SPACE	40m <sup>2</sup> (ABOUT)	40m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B5	COVERED STORAGE SPACE	34m <sup>2</sup> (ABOUT)	34m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B6	STORAGE OF TOOLS	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
B7	PORTABLE TOILET	15m <sup>2</sup> (ABOUT)	15m <sup>2</sup> (ABOUT)	2.8m (ABOUT)(1-STOREY)
B8	COVERED PARKING SPACE	181m <sup>2</sup> (ABOUT)	181m <sup>2</sup> (ABOUT)	6m (ABOUT)(1-STOREY)
B9	SITE OFFICE	COVERED BY B8	30m <sup>2</sup> (ABOUT)	5.6m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>363m<sup>2</sup> (ABOUT)</b>	<b>393m<sup>2</sup> (ABOUT)</b>	



**PARKING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)

**STORAGE SPACE FOR VEHICLE**

NO. OF STORAGE SPACE	: 50
TYPE OF STORAGE SPACE	: PRIVATE CAR

**LEGEND**

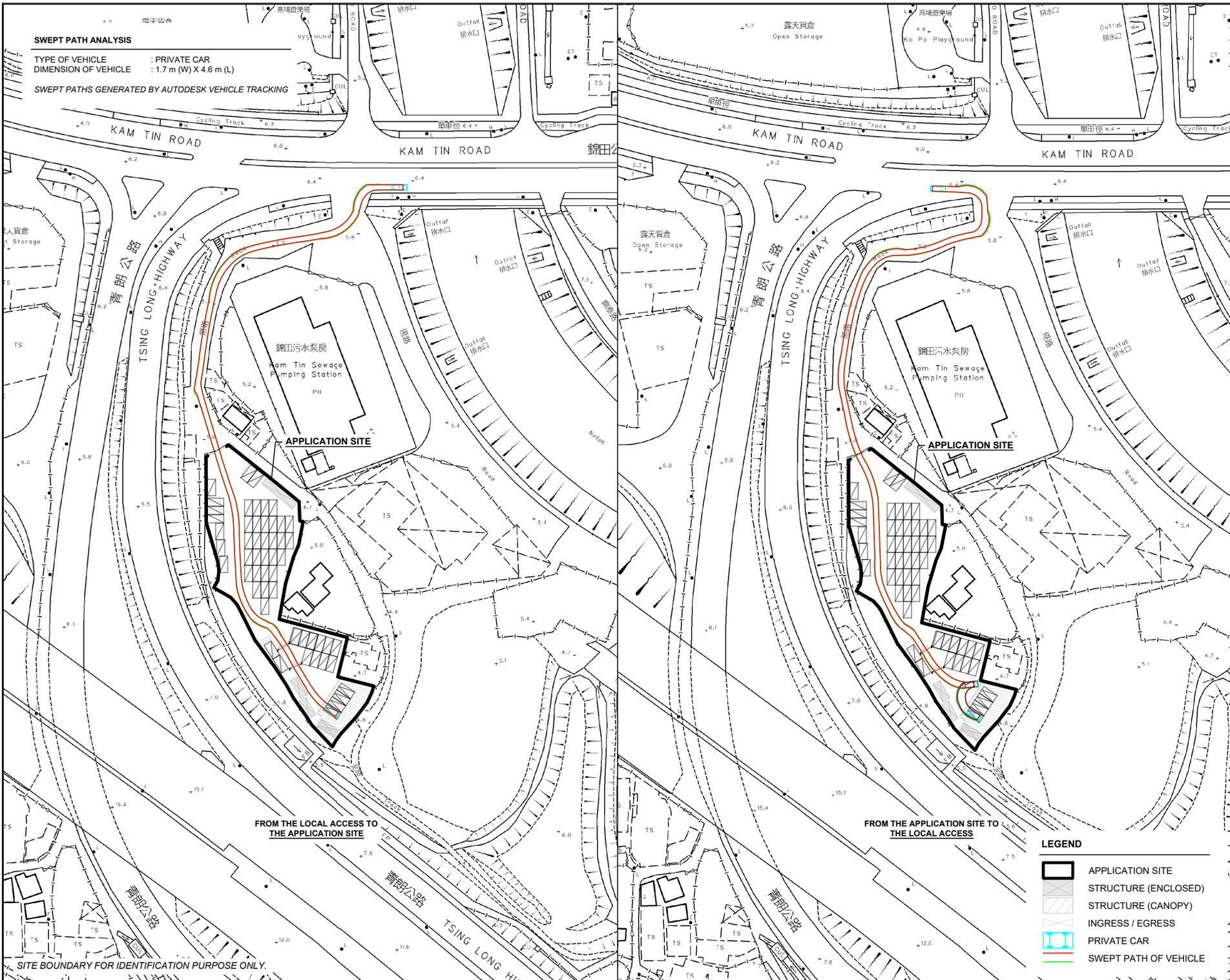
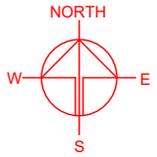
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	INGRESS / EGRESS

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES FOR SALE (INCLUDING NEW/USED VEHICLES) FOR A PERIOD OF 3 YEARS	ADDRESS LOTS 512 RP (PART) AND 515 (PART) IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 600 @ A4		TITLE LAYOUT PLAN		NORTH 
			DRAWN BY MN	DATE 18.10.2023	DWG NO. PLAN 1	VER. 001	

**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : PRIVATE CAR  
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT  
 PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES FOR SALE (INCLUDING NEW/USED VEHICLES) FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 LOTS 512 RP (PART) AND 515 (PART) IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE  
 1: 1000 @ A4

DRAWN BY: MN DATE: 21.2.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
 SWEPT PATH ANALYSIS

DWG. NO. PLAN 2 VER. 001

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- INGRESS / EGRESS
- PRIVATE CAR
- SWEEP PATH OF VEHICLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.