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Tracy Wing Sum LAW/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2025年07月21日星期一 16:11
收件者: Wilfred Ka Hing CHU/PLAND
副本: Eric Chi Yeung CHIU/PLAND; Tracy Wing Sum LAW/PLAND
主旨: 轉寄: [FI] S.16 Planning Application No. A/YL-LFS/563 - Further Information
附件: FI1 for A_YL-LFS_563 (20250721).pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Monday, July 21, 2025 3:13 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>
Subject: Fw: [FI] S.16 Planning Application No. A/YL-LFS/563 - Further Information

From: Christian Chim
Sent: Monday, July 21, 2025 3:11 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Tracy Wing Sum LAW/PLAND <twslaw@pland.gov.hk>

Subject: [FI] S.16 Planning Application No. A/YL-LFS/563 - Further Information

Dear Sir,

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

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong



盈卓規劃有限公司

Our Ref. : DD129 Lot 1709 & VL
Your Ref. : TPB/A/YL-LFS/563

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

By E-mail

21 July 2025

Dear Sir,

1st Further Information

**Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years
in "Residential (Group E)" Zone, Various Lots in D.D. 129 and Adjoining Government Land,
Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-LFS/563)

We write to submit further information in response to comments from the District Planning Officer/Tuen Mun and Yuen Long West, Planning Department on the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at or the undersigned 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/TMYLW, PlanD

(Attn.: Ms. Tracy LAW

email: lwslaw@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座
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Response-to-Comment

Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years
in "Residential (Group E)" Zone, Various Lots in D.D. 129 and Adjoining Government Land,

Lau Fau Shan, Yuen Long, New Territories

(Application No. A/YL-LFS/563)

- (i) The applicant provides the following clarifications in response to comments from the District Planning Officer/Tuen Mun and Yuen Long West, Planning Department (DPO/TMYLW, PlanD):
- further to Section 2.4 of the Supplementary Statement, the gross floor area (GFA) has increased mainly in view of an additional floor in Structure B1 (Warehouse), as well as additional Structures B7 and B8 to meet the demand for local warehousing space and provide ancillary facilities for staff use. The applicant intends to regularise the abovementioned existing additional GFA under the current application.
- (ii) As per the request of DPO/TMYLW, PlanD, the applicant provides the following table showing details of the structures:

Structure	Use(s)	Covered Area (m ²)	GFA (m ²)	Building Height (m)	No. of Storey	Condition
B1	Warehouse for logistics use & Rain shelter for loading/unloading activities	18,517	30,592	≤ 13.0	2	Existing (additional GFA to be regularised under the current application)
B2	Toilet	54	54	3.5	1	Existing
B3	Water tank & Pump room	50	50	5.0	1	
B4	Ancillary office	150	300	6.5	2	
B5	Guard room	4	4	3.5	1	
B6	Toilet	20	20	3.0	1	Existing (additional structures to be regularised under the current application)
B7	Site Office & Rain shelter	131	242	≤ 8.0	2	
B8	Washroom	67	67	3.5	1	

* For details of the layout, please refer to the Layout Plan in Plan 5 of the original submission.

