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寄件日期: 2026年04月23日星期四 17:39
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; Athena Pui Yin LAI/PLAND; [REDACTED]
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1214 - Further Information
附件: FI3 for A_YL-KTN_1214 (20260423).pdf
類別: Internet Email

Dear Sir,

We write to submit further information in response to the 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

Our Ref. : DD 107 Lot 1905 RP
Your Ref. : TPB/A/YL-KTN/1214

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

By E-mail

23 April 2026

Dear Sir,

3rd Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
and Open Storage of Construction Materials and Machinery for a Period of 3 Years in
“Comprehensive Development Area(1)” Zone, Lot 1095 RP (Part) in D.D. 107
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1214)

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

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



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. David CHENG
(Attn.: Mr. Ivan FUNG

email: awyyan@pland.gov.hk)
email: dcccheng@pland.gov.hk)
email: isyfung@pland.gov.hk)

Response-to-Comment (RtC)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
and Open Storage of Construction Materials and Machinery for a Period of 3 Years in
“Comprehensive Development Area(1)” Zone, Lot 1095 RP (Part) in D.D. 107
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Application No. A/YL-KTN/1214)

(i) An RtC table:

1. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD)		
(a)	The applicant shall clarify how the warehouse is one of the main uses and separate from open storage use.	The open storage and warehouse operation are the integral part of the proposed development. Depending on the nature of the goods, some goods which are prone to rain/water damage will have to be stored indoor within the proposed enclosed structures.
(b)	The applicant shall advise whether peripheral fencing will be provided. If affirmative, state the height of the fencing.	Periphery fencing of about 3 m in height will be erected along the site boundary.
(c)	Existing trees are observed within the site. The applicant shall update the layout plan for any indication of existing trees.	Existing trees have been indicated on the revised layout plan at Annex 1 .
(d)	The applicant shall advise the anticipated trips generation per day for L/UL by HGV.	It is anticipated that about 18 nos. of trip involving heavy goods vehicles for loading/unloading (L/UL) activities will be generated/ attracted by the proposed development (Table 3 of the Planning Statement refers).
2. Comments of the Commissioner for Transport (C for T)		
(a)	Having 3 vehicular accesses in Shui Mei Road will interrupt the local traffic and pedestrian walkability. The applicant should review and reduce the number to 1 for each development.	As per your request, the applicant has reduced the no. of vehicular accesses from 3 to 1. Please refer to the revised layout plan at Annex 1 .

- (ii) The applicant provides the following supplementary information in support of the application:
- the applicant proposes to plant 17 nos. of tree of local species i.e. *Gordonia axillaris* with a view to providing landscape screening for nearby residential dwellings/developments;
 - in order to preserve the existing vegetation at the eastern periphery of the application site, as well as to provide space for the provision of landscape screening along the northern periphery, the applicant has reduced the proposed open storage area from 1,639 m² to 1,254 m²;
 - as per C for T's request to reduce the no. of vehicular access from 3 to 1 as mentioned in Part 2 of the above RtC table, the applicant has rearranged the location of the proposed parking and L/UL spaces. The total nos. of parking and L/UL spaces remain unchanged;
 - the above amendments are shown at the revised layout plan and swept path analysis enclosed at **Annex 1**; and
 - the revised supplementary statement is enclosed at **Annex 2**.

Annex 1
Revised plans



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,069 m ²	(ABOUT)
COVERED AREA	: 1,095 m ²	(ABOUT)
UNCOVERED AREA	: 2,974 m ²	(ABOUT)
PLOT RATIO	: 0.28	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)

NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,140 m ²	(ABOUT)
TOTAL GFA	: 1,140 m ²	(ABOUT)

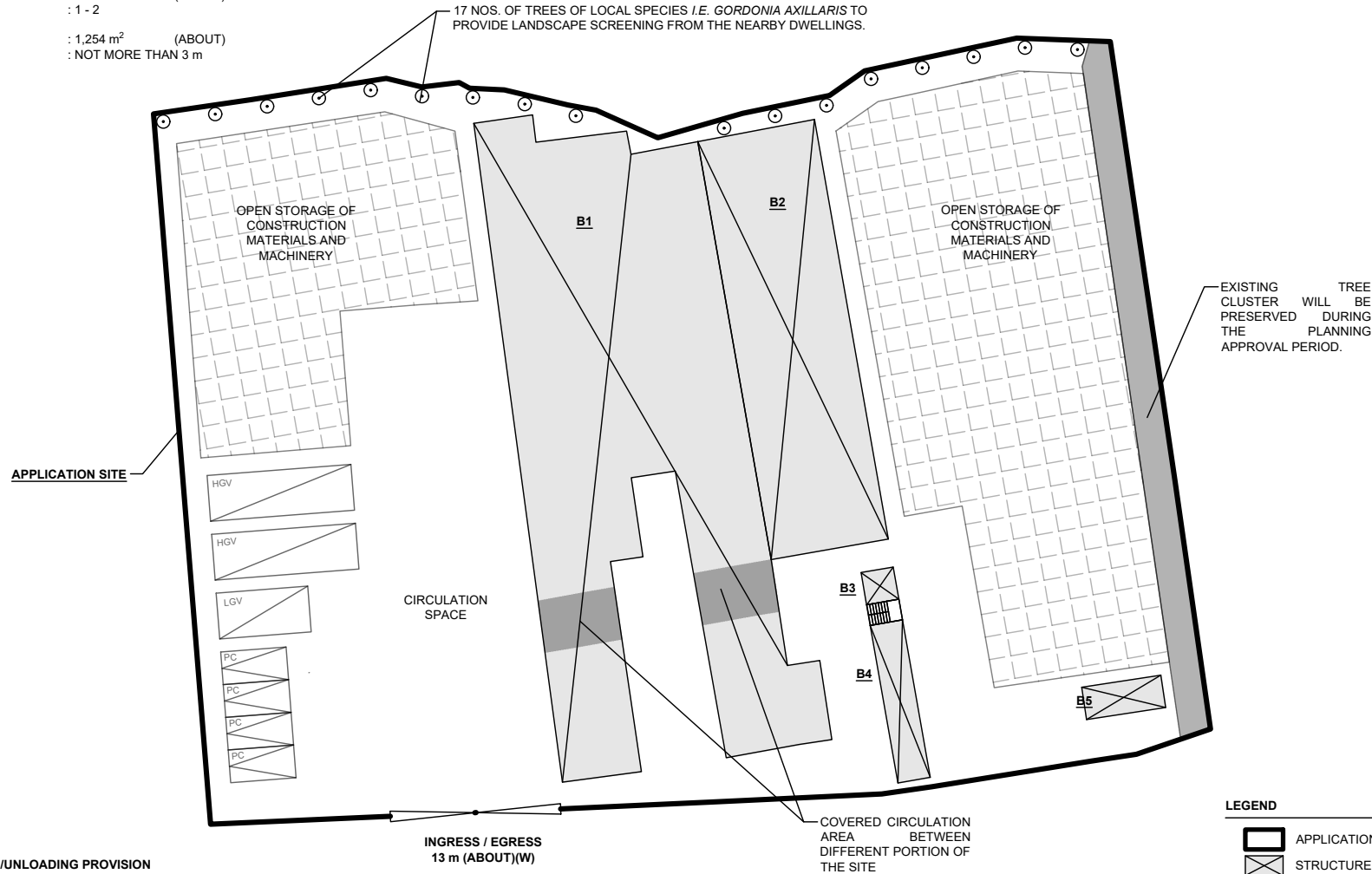
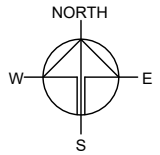
BUILDING HEIGHT	: 3 m - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

OPEN STORAGE AREA	: 1,254 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)*	746 m ² (ABOUT)	746 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)*	294 m ² (ABOUT)	294 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B3	STORAGE ROOM FOR TOOLS	6 m ² (ABOUT)	6 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	SITE OFFICE AND WASHROOM	34 m ² (ABOUT) ¹	64 m ² (ABOUT) ²	7 m (ABOUT)(2-STOREY)
B5	SITE OFFICE AND WASHROOM	15 m ² (ABOUT)	30 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)

TOTAL 1,095 m² (ABOUT) 1,140 m² (ABOUT)

* D.G.G. - DANGEROUS GOODS GODOWN
¹ COVERED AREA OF B4 - 30 m² (G/F) + 4 m² (STAIRCASE) = 34 m²
² GROSS FLOOR AREA OF B4 - 30 m² (G/F) + 30 m² (G/F) + 4 m² (STAIRCASE) = 64 m²



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. L/U SPACE FOR HEAVY GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PROPOSED TREE
- PARKING SPACE (PC)
- L/U SPACE (LGV)
- L/U SPACE (HGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

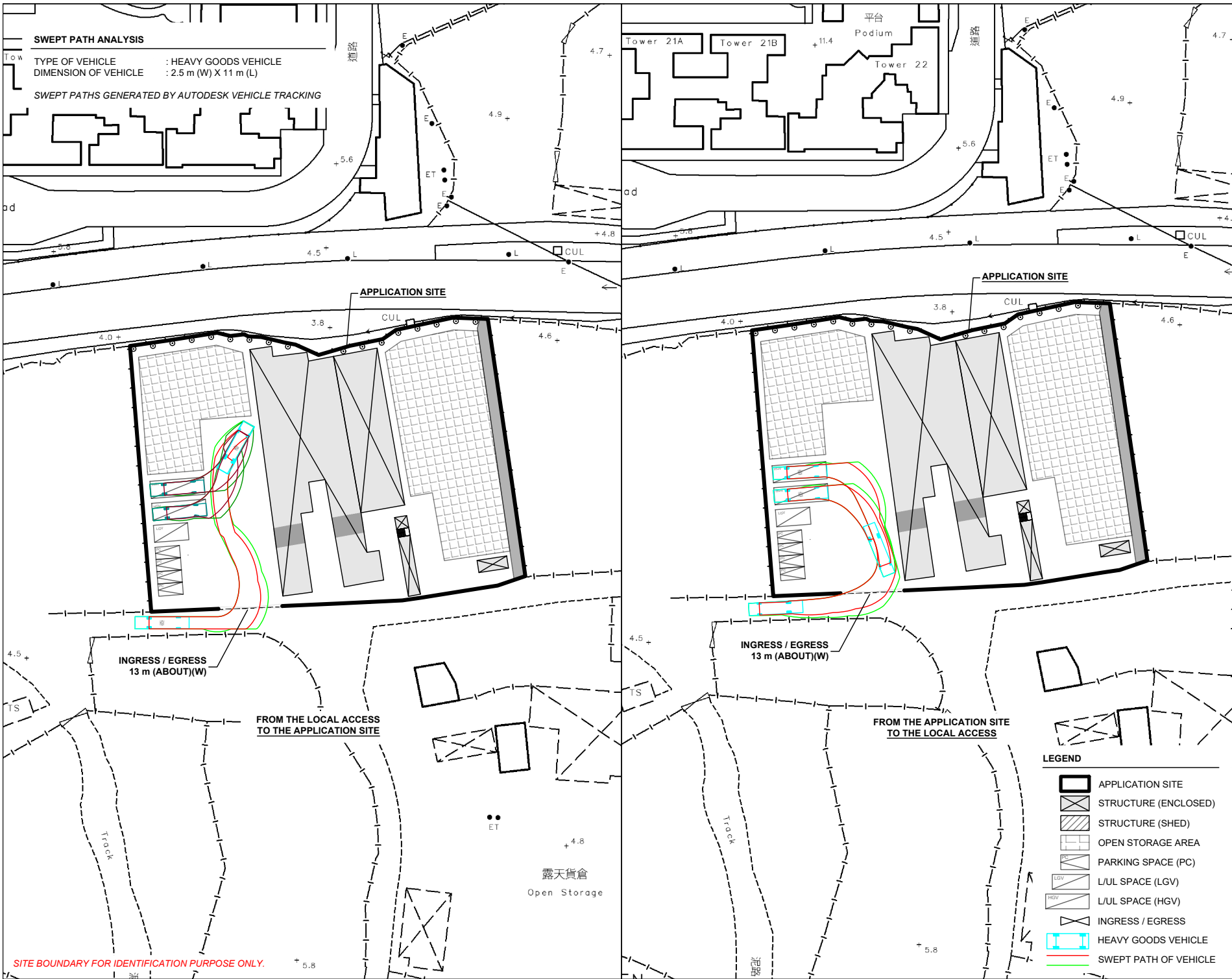
DRAWN BY MN DATE 23.4.2026

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. F13 P01 VER. 002

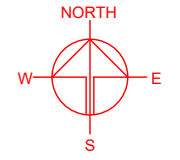


SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT

PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOT 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

- LEGEND**
- APPLICATION SITE
 - STRUCTURE (ENCLOSED)
 - STRUCTURE (SHED)
 - OPEN STORAGE AREA
 - PARKING SPACE (PC)
 - LUL SPACE (LGV)
 - LUL SPACE (HGV)
 - INGRESS / EGRESS
 - HEAVY GOODS VEHICLE
 - SWEEPED PATH OF VEHICLE

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 23.4.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS (HGV)	
DWG NO. F13 P02	VER. 002

Annex 2

Revised supplementary statement



Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1905 RP (Part) in D.D. 107 and adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories (the Site) for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.) and Open Storage of Construction Materials and Machinery for a Period of 3 Years**' (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for open storage space for construction materials and machinery and indoor storage space in recent years, the applicant would like to operate a warehouse and an open storage yard to support the local construction, warehousing and storage industry. The proposed warehouse is intended for the storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.); whereas the open storage is intended for the storage of construction materials (e.g. steel beam, bricks, scaffold etc.) and machinery (e.g. generator, elevated platform etc.).

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Comprehensive Development Area(1)" ("CDA(1)") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11. According to the Notes of the OZP, the applied uses are neither Column 1 nor 2 uses within the "CDA(1)" zone, which require planning permission from the Board (**Plan 2**).
- 2.2 The applied uses are considered not incompatible with surrounding open storage yards and public vehicle parks. The sites of various approved open storage yards and warehouses under different planning applications (Nos. A/YL-KTN/1020, 1085, 1125 and 1130) are situated to the immediate northeast and southwest of the Site. The Site also falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G (TPB PG-No. 13G), which is considered suitable for open storage and port back-up uses (**Plan 4**). Noting that the Site falls within the "CDA(1)" zone and is partly subject of a planning application No. A/YL-KTN/604 for proposed comprehensive uses, the approval of the current application on a temporary basis for a period of 3 years would not frustrate the long-term planning intentions of the "CDA(1)" zone and would better utilise precious land resources in the New Territories.

2.3 Several similar applications (Nos. A/YL-KTN/1020, 1085, 1125 and 1130) for the applied uses were approved by the Board within the same “CDA(1)” zone on the OZP in 2025. Hence, approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent in the “CDA(1)” zone.

3) Development Proposal

3.1 The Site occupies an area of 4,069 m² (about), including GL of 104 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holidays. 5 nos. of temporary structure are proposed for warehouse (excl. D.G.G.), site office, washroom and storage rooms for tools with total gross floor area (GFA) of 1,140 m² (about) (**Plan 5**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. The remaining open area will be reserved for vehicle circulation, parking, and loading/unloading (L/UL) spaces and the open storage operation. The area designated for the open storage operation is 1,254 m² (about) with a maximum stacking height of 3 m. It is estimated that the proposed development would accommodate not more than 5 nos. of staff. As the Site is solely for ‘warehouse’ and ‘open storage’ uses without any shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

Table 1 – Development parameters

Site area	4,069 m ² (about), including GL of 104 m ² (about)
Covered area	1,095 m ² (about)
Uncovered area	2,974 m ² (about)
Plot ratio	
	0.28 (about)
Site coverage	
	27% (about)
No. of structure	
	5
Total GFA	
- Domestic GFA	1,140 m ² (about)
- Non-Domestic GFA	Not applicable
	1,140 m ² (about)
Building height	
	3 m to 8 m (about)
No. of storey	
	1 to 2

3.2 The Site is accessible from Shui Mei Road via a local access (**Plan 1**). A vehicular ingress/egress (about 13 m in width) is proposed at the southern periphery of the Site. A total of 7 parking and L/UL spaces are proposed within the Site. Details of the provision of parking and

L/UL spaces are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of space	No. of space
Parking space for private car (PC) - 2.5 m (W) x 5 m (L)	4
L/UL Space for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for heavy goods vehicle (HGV) - 3.5 m (W) x 11 m (L)	2

- 3.3 HGV and LGV will be deployed for the transportation of materials into/out of the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plans 6 and 7**). Staff will be deployed to station at the vehicular ingress/egresses of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. As the Site is solely for 'warehouse' and 'open storage' uses, infrequent trips will be anticipated. The adverse traffic impact arising from the proposed development is therefore not envisaged. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction						2-way total
	PC		LGV		HGV		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	0	1	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	1	0	1	5
Average trip per hour (10:00 – 18:00)	0	0	1	1	1	1	4

- 3.4 No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* will be allowed to be parked/stored at the Site at any time during the approval period of the planning permission.
- 3.5 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous and dusty goods will be allowed at the Site at any time during the approval period of the planning permission.

- 3.6 The applicant will comply with the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the approval period of the planning permission.
- 3.7 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. The surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational.
- 3.8 The applicant will also implement good practices under *ProPECC PN 1/23* when designing and maintaining the on-site drainage system within the Site. Besides, the applicant proposes to provide the septic tank and soakaway system to collect sewage generated by staff at the Site. The design and construction of the system will strictly follow the requirements stipulated in *ProPECC PN 1/23*.
- 3.9 The existing vegetation along the eastern periphery of the Site will be preserved. Apart from this, the applicant proposes to plant 17 nos. of tree of local species to provide landscape screening for nearby residential dwellings/developments. Regular horticultural practice will be carried out to maintain the trees in good conditions.
- 3.10 Periphery fencing of about 3 m in height will be erected along the site boundary to minimise the potential adverse landscape/noise nuisance to the surroundings. The boundary fencing will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. Maintenance will be conducted on a regular basis.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures, e.g. submission of fire service installations and drainage proposals, will be provided by the applicant upon obtaining planning permission from the Board, so as to mitigate any adverse impact that would have arisen from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials and Machinery for a Period of 3 Years**'.

R-riches Planning Limited

April 2026