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寄件者: [REDACTED]  
寄件日期: 2026年04月20日星期一 12:45  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; Athena Pui Yin LAI/PLAND;  
[REDACTED]  
主旨: S. 16 Planning Application No. A/YL-KTN/1218 - Submission of Further Information (2)  
類別: Internet Email

Your Ref.: TPB/A/YL-KTN/1218

Dear Sir/Madam,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)  
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated  
Filling of Land for a Period of 3 Years  
in “Agriculture” Zone at Various Lots in D.D. 107, Kam Tin North, Yuen Long  
(Planning Application No. A/YL-KTN/1218)**

**Submission of Further Information (2)**

Reference is made to the captioned planning application and the departmental comments received via phone from the Planning Department on 20.4.2026.

In view of PlanD’s comments, the applicant would like to clarify that periphery solid metal wall of 2.5m high will be erected along the proposed development, except the re-provisioned footpath which opened 24-hours daily, so as to allow nearby residents and the public to walk from the inner lots abutting the western boundary of the Site to Mei Fung Road.

Should you have any queries or require further clarification, please do not hesitate to contact the undersigned at [REDACTED].  
Thank you.

Best regards,

***Tiffany HUI***

Town Planner

Maxtop Sky Limited

Direct Line: [REDACTED] Fax: [REDACTED]  
[REDACTED]

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寄件者: [REDACTED]  
寄件日期: 2026年04月20日星期一 9:43  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; Athena Pui Yin LAI/PLAND;  
[REDACTED]  
主旨: S. 16 Planning Application No. A/YL-KTN/1218 - Submission of Further Information (1)  
附件: A\_YL-KTN\_1218\_FI1\_Attachment 1\_RtoC.pdf; A\_YL-KTN\_1218\_FI1\_Revised Plan 1.pdf;  
A\_YL-KTN\_1218\_FI1\_Revised Plan 2.pdf; A\_YL-KTN\_1218\_FI1\_Plan 6 to Plan 9.pdf; A\_YL-  
KTN\_1218\_FI1\_Plan 10.pdf  
類別: Internet Email

Your Ref.: TPB/A/YL-KTN/1218

Dear Sir/Madam,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)  
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated  
Filling of Land for a Period of 3 Years  
in “Agriculture” Zone at Various Lots in D.D. 107, Kam Tin North, Yuen Long  
(Planning Application No. A/YL-KTN/1218)**

**Submission of Further Information (1)**

Reference is made to the captioned planning application and the departmental comments received via email/phone from the Planning Department on 11.3.2026, 27.3.2026, 8.4.2026, 10.4.2026 and 14.4.2026.

In response to the concerned departmental comments, we are pleased to submit further information including the following document for your consideration:

**Attachment 1** – Responses-to-Comments Table

**Plan 1** – Revised Layout Plan

**Plan 2** – Revised Location Plan

**Plan 6 to Plan 9** – Swept Path Analysis for Light Goods Vehicle entering and leaving the Site

**Plan 10** – Swept Path Analysis from San Tam Road

In view of PlanD’s comments, the applicant has revised the layout plan (**Plan 1**). As there is an existing footpath passing through the Site, the applicant proposed to setback the proposed development from the application boundary to re-provision a footpath not less than 1.2m along the western boundary of the Site as compensation. In addition, periphery solid metal wall of 2.5m high will be erected along the proposed development so as to provide a comfortable, pleasant and safe pedestrian connection for the neighbourhood and the general public.

Should you have any queries or require further clarification, please do not hesitate to contact the undersigned at [REDACTED].  
Thank you.

Best regards,

***Tiffany HUI***

Town Planner

Maxtop Sky Limited

Direct Line: [REDACTED] Fax: [REDACTED]

[REDACTED]

**Attachment 1 - Response-to-Comments Table**

No.	Comments	Responses
1	<p><b>Environmental Protection Department (Contact Person: Mr Kelvin WONG), dated 11.3.2026</b></p> <p>(a) Grateful if the applicant could 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 are packaged. Thanks.</p>	<p>Please be confirmed that no materials of dusty nature (e.g. cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips) will be stored at the Site at any time during the planning approval period. The proposed warehouses will be used for storage of miscellaneous goods (e.g. furniture, packaged food, apparel, footwear, electric goods etc.) and storage of construction materials (e.g. pipes, unassembled metal scaffolding and tiles etc.) only.</p>
2	<p><b>Lands Department (Contact Person: Ms. S. L. CHENG), dated 27.3.2026</b></p> <p>(a) I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by</u></p>	<p>Noted. The applicant will apply for a modification of the Short Term Waiver (STW) conditions and apply for a STW to permit the structures erected within the private lots on the application site after planning permission has been granted by the Town Planning Board (the Board).</p>

the planning application

LandsD has reservation on the planning application since there is/are unauthorised structure(s) and/or uses on Lot Nos. 913 RP, 960 RP and 961 RP all in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD.

If the planning application is approved, the STW holder(s) will need to apply to this office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to this office for an STW to permit the structure(s) erected within the private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

<p><b>3</b></p>	<p><b>Transport Department (Contact Person: Mr. Phil CAI), dated 8.4.2026</b></p> <p>(a) The applicant should provide the routing between the public road and the site;</p>	<p>Please refer to revised <b>Plan 2</b> on the routing between the public road and the Site. The Site is accessible from San Tam Road via Shui Mei Road and Mei Fung Road.</p>
	<p>(b) The applicant should demonstrate the smooth manoeuvring of vehicles to / from public road, along the local access and within the site;</p>	<p>Please refer to <b>Plan 6</b> to <b>Plan 9</b> for the swept path analysis for Light Goods Vehicle entering and leaving the Site.</p>
	<p>(c) The applicant should note the local access between San Tam Road / Castle Peak Road - Tam Mi and the site is not managed by his Department.</p>	<p>Noted.</p>
<p><b>4</b></p>	<p><b>Transport Department (Contact Person: Mr. Phil CAI), dated 10.4.2026</b></p> <p>(a) The applicant stated that routing would be via San Tam Road, Shui Mei Road and Mei Fung Road. The applicant should provide swept path along these road sections.</p>	<p>Please refer to <b>Plan 10</b> for the swept path along San Tam Road, Shui Mei Road and Mei Fung Road.</p>

### DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 2,956 m<sup>2</sup> (ABOUT)  
 COVERED AREA : 772 m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 2,184 m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.26 (ABOUT)  
 SITE COVERAGE : 26% (ABOUT)

NO. OF STRUCTURE : 5  
 DOMESTIC GFA : NOT APPLICABLE  
 NON-DOMESTIC GFA : 772 m<sup>2</sup> (ABOUT)  
 TOTAL GFA : 772 m<sup>2</sup> (ABOUT)

BUILDING HEIGHT : 9 m (NOT MORE THAN)  
 NO. OF STOREY : 1 (NOT MORE THAN)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE	226 m <sup>2</sup> (ABOUT)	226 m <sup>2</sup> (ABOUT)	9 m (NOT MORE THAN) (1-STOREY)
B2	WAREHOUSE	228 m <sup>2</sup> (ABOUT)	228 m <sup>2</sup> (ABOUT)	9 m (NOT MORE THAN) (1-STOREY)
B3	WAREHOUSE	111 m <sup>2</sup> (ABOUT)	111 m <sup>2</sup> (ABOUT)	9 m (NOT MORE THAN) (1-STOREY)
B4	WAREHOUSE	201 m <sup>2</sup> (ABOUT)	201 m <sup>2</sup> (ABOUT)	9 m (NOT MORE THAN) (1-STOREY)
B5	GUARD ROOM	6 m <sup>2</sup> (ABOUT)	6 m <sup>2</sup> (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
<b>TOTAL</b>		<b>772 m<sup>2</sup> (ABOUT)</b>	<b>772 m<sup>2</sup> (ABOUT)</b>	

### PARKING AND LOADING/ UNLOADING PROVISIONS










NO. OF PRIVATE CAR PARKING SPACE : 3  
 DIMENSIONS OF PARKING SPACE : 5 m (L) X 2.5 m (W)

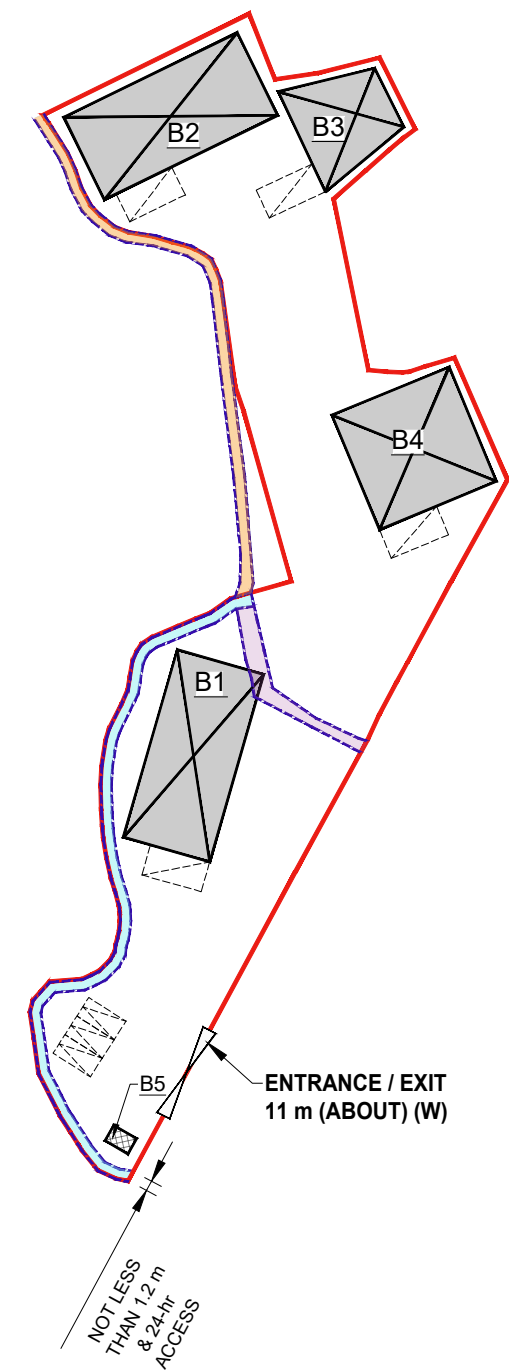
NO. OF LIGHT GOODS VEHICLES L/UL SPACE : 4  
 DIMENSIONS OF L/UL SPACE : 7 m (L) X 3.5 m (W)



• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED  
 • DO NOT SCALE DRAWING

### LEGEND

-  APPLICATION SITE
-  WAREHOUSE
-  GUARD ROOM
-  PARKING SPACE  
2.5 m (W) X 5 m (L)
-  L/UL SPACE  
(Light Goods Vehicles)  
3.5 m (W) X 7 m (L)
-  PROPOSED ACCESS ROUTE
-  EXISTING FOOTPATH TO BE TERMINATED
-  EXISTING FOOTPATH TO BE RETAINED
-  ENTRANCE / EXIT



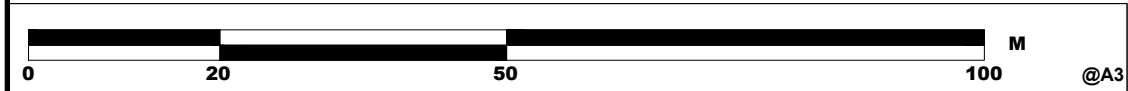
REVISION	DATE
- LAYOUT PLAN	16 APR 2026

drawn	CY	DATE	23 JAN 2026
checked	-	DATE	-
approved	-	DATE	-
contract no.	-		
project no.	-		

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

SITE LOCATION :  
 LOTS 907 (PART), 911, 912 (PART), 913 RP (PART), 960 RP  
 (PART), 961 RP (PART), 962 RP (PART), 963 RP (PART), 967 RP  
 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

drawing title	LAYOUT PLAN	
drawing no.	PLAN 1	rev. scale
		- N.T.S.



**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 2,956 m<sup>2</sup> (ABOUT)

VEHICLE ACCESS  
ACCESSIBLE FROM SAN TAM ROAD

ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED  
DO NOT SCALE DRAWING

**LEGEND**

-  APPLICATION SITE
-  ACCESS ROUTE



**ACCESS ROUTE  
ACCESSIBLE FROM  
SAN TAM ROAD**



LAYOUT PLAN		03 JAN 2025
REVISION		
drawn	CY	DATE: 22 DEC 2025
checked	-	DATE
approved	-	DATE
contract no. -		
project no.		
TITLE :		
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS		
SITE LOCATION :		
LOTS 907 (PART), 911, 912 (PART), 913 RP (PART), 960 RP (PART), 961 RP (PART), 962 RP (PART), 963 RP (PART), 967 RP (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES		
drawing title.		
LOCATION PLAN		
drawing no.		rev. scale
PLAN 2		B N.T.S.









**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.3 m (W) X 6.45 m (L)  
 WIDTH IN ENTRANCE / EXIT : 11 m (ABOUT)

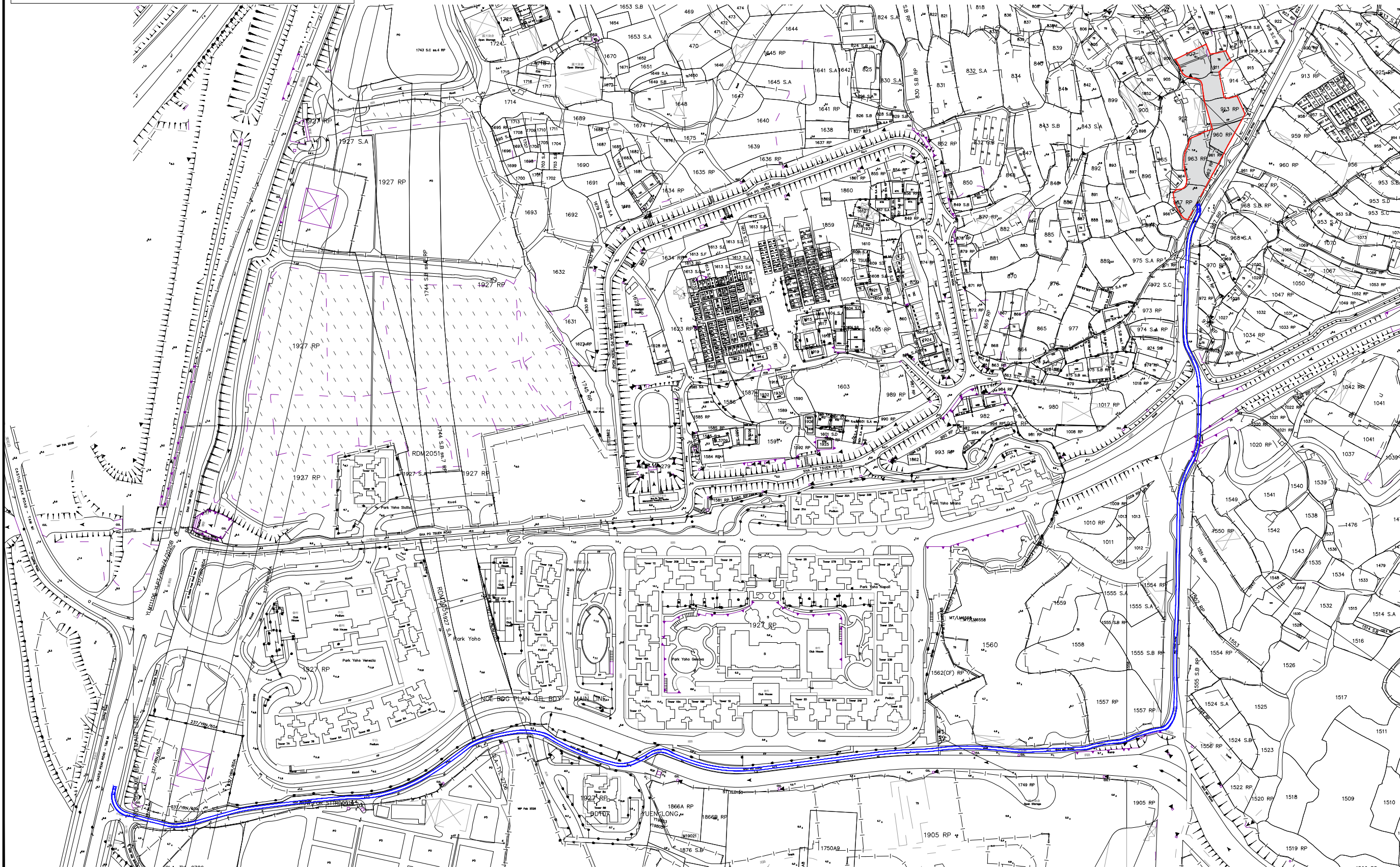
SWEPT PATH GENERATED BY AUTODESK VEHICLE TRACKING



• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED  
 • DO NOT SCALE DRAWING

**LEGEND**

- APPLICATION SITE
- ENTRANCE / EXIT



LAYOUT PLAN 10 APR 2026

REVISION		
no.	description	date
drawn	CY	DATE 30 DEC 2025
checked	-	DATE -
approved	-	DATE -
contract no.	-	
project no.	-	

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

SITE LOCATION :  
 LOTS 907 (PART), 911, 912 (PART), 913 RP (PART), 960 RP  
 (PART), 961 RP (PART), 962 RP (PART), 963 RP (PART), 967 RP  
 (PART) IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

drawing title.	
SWEPT PATH ANALYSIS FROM SAN TAM ROAD	
drawing no.	rev. scale
PLAN 10	- N.T.S.