

寄件者: Louis Tse <[REDACTED]>
寄件日期: 2026年05月05日星期二 18:06
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; [REDACTED]
主旨: [FI] S.16 Application No. A/YL-KTN/1216 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1216 (20260505).pdf
類別: Internet Email

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

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

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

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

Our Ref. : DD107 Lot 1226 S.C & VL
Your Ref. : TPB/A/YL-KTN/1216

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

By Email

5 May 2026

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1216)

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 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



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG
(Attn.: Mr. Ivan FUNG

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

Responses-to-Comments

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories

(Application No. A/YL-KTN/1216)

(i) No tree has been identified on the application site (the Site).

(ii) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
Comments received on 14.4.2026		
(b)	The applicant should clarify the routing between the public road and the site will be San Tam Road or Castle Peak Road - Tam Mi.	Routing between San Tam Road and the Site is provided (Plan 1). Smooth manoeuvring of vehicle to/from San Tam Road via Fung Kat Heung Road, Mei Fung Road and the local access has been demonstrated.
(c)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from San Tam Road or Castle Peak Road - Tam Mi, along the local access and within the site.	
Comments received on 8.4.2026		
(a)	The applicant should provide the routing between the public road and the site;	Routing between San Tam Road and the Site is provided (Plan 1). Smooth manoeuvring of vehicle to/from San Tam Road via Fung Kat Heung Road, Mei Fung Road and the local access has been demonstrated.
(b)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from public road, along the local access and within the site;	
(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.	Noted.
2. Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Kelvin WONG; Tel: 2835 1117)		
(a)	Grateful if the applicant would confirm whether the proposed use would involve storage of materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines,	No dusty materials (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips) will be stored at the Site at

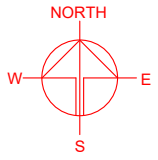
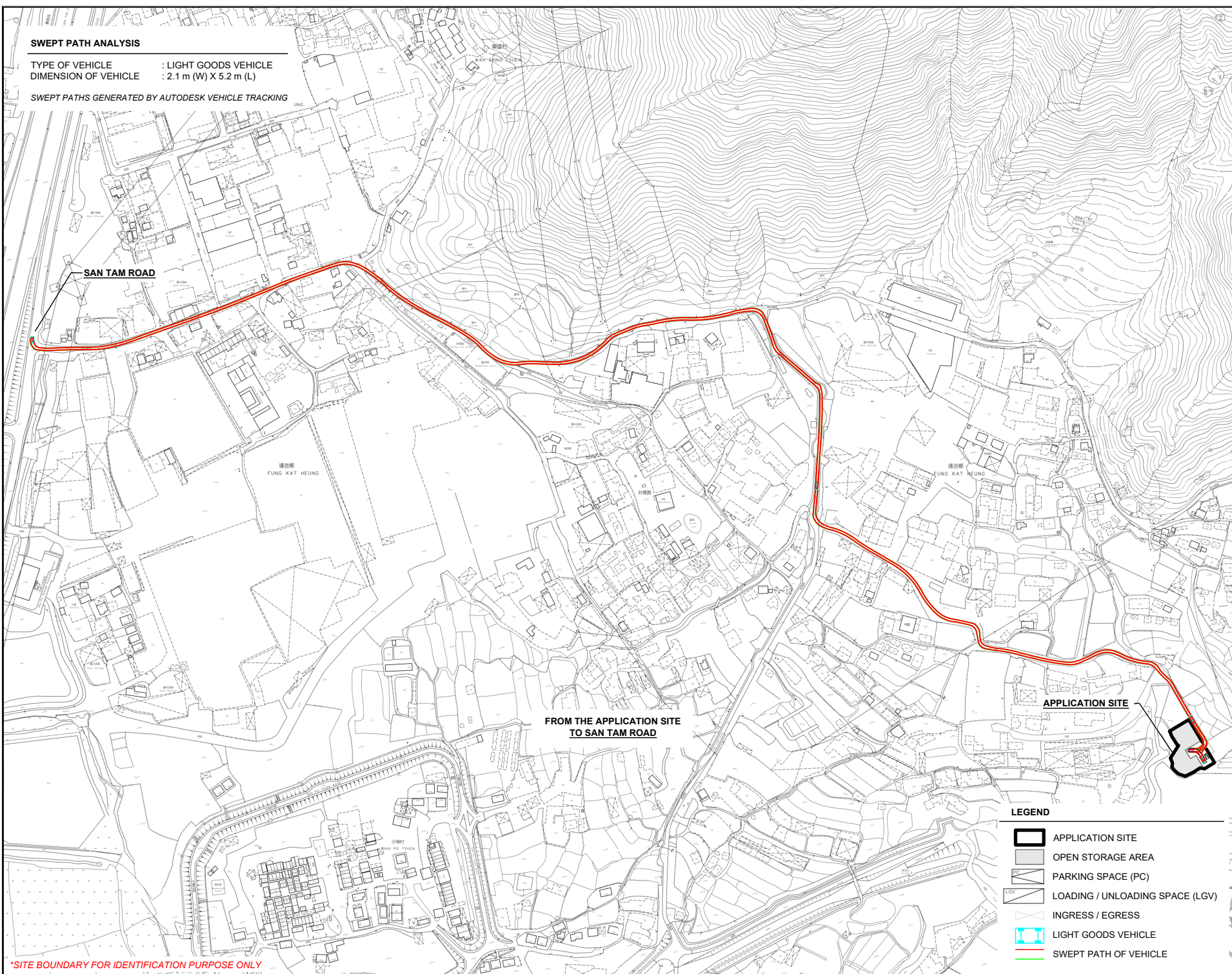
S.16 Planning Application No. A/YL-KTN/1216

	sand, debris, sawdust and wooden chips). If affirmative, whether those materials are packaged. Thanks.	any time during the planning approval period.
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SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

- LEGEND**
- APPLICATION SITE
 - OPEN STORAGE AREA
 - PARKING SPACE (PC)
 - LOADING / UNLOADING SPACE (LGV)
 - INGRESS / EGRESS
 - LIGHT GOODS VEHICLE
 - SWEPT PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

SCALE 1 : 5000 @ A4	
DRAWN BY LT	DATE 28.4.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 1	VER. 001