



盈卓規劃有限公司

Our Ref. : DD103 Lot 355 RP & VL
Your Ref. : TPB/A/YL-KTS/1121

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

By Email

10 June 2026

Dear Sir,

2nd Further Information

**Temporary Open Storage and Warehouse (Construction Materials and Machinery)
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1121)

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.

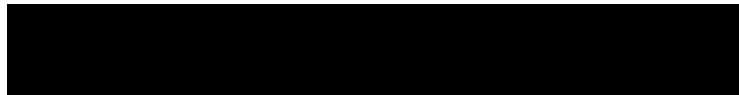
Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese.

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD



Responses-to-Comments

**Temporary Open Storage and Warehouse (Construction Materials and Machinery)
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Various Lots in D.D.103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTS/1121)

(i) The applicant provided the photographic record to demonstrate the existing condition of the application site (**Annex I**).

(ii) A RtoC Table:

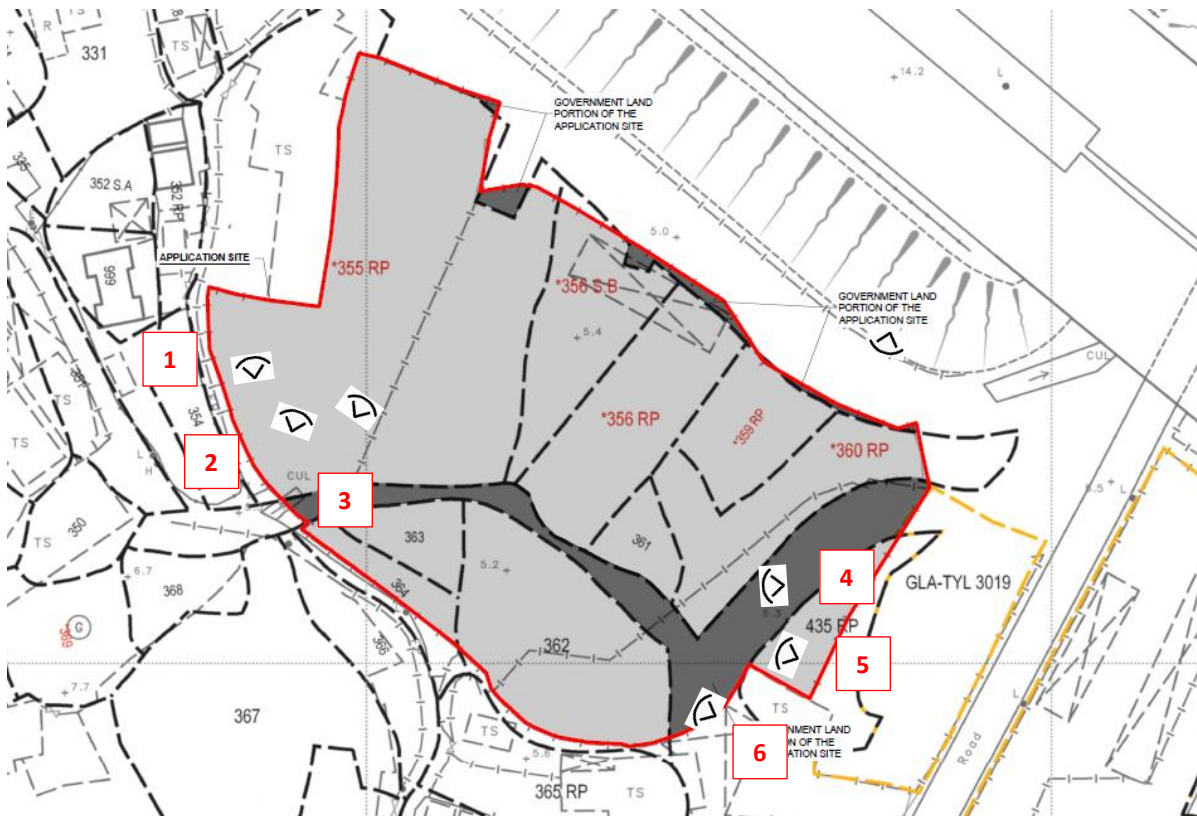
Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. YUEN Tsz-fung; Tel: 2733 7781)		
(a)	A sufficient number of stand-alone fire detectors shall be provided at Structures B1, B2 & B3.	Noted and revised accordingly. Please refer to the revised fire service installations proposal for your consideration (Annex II).

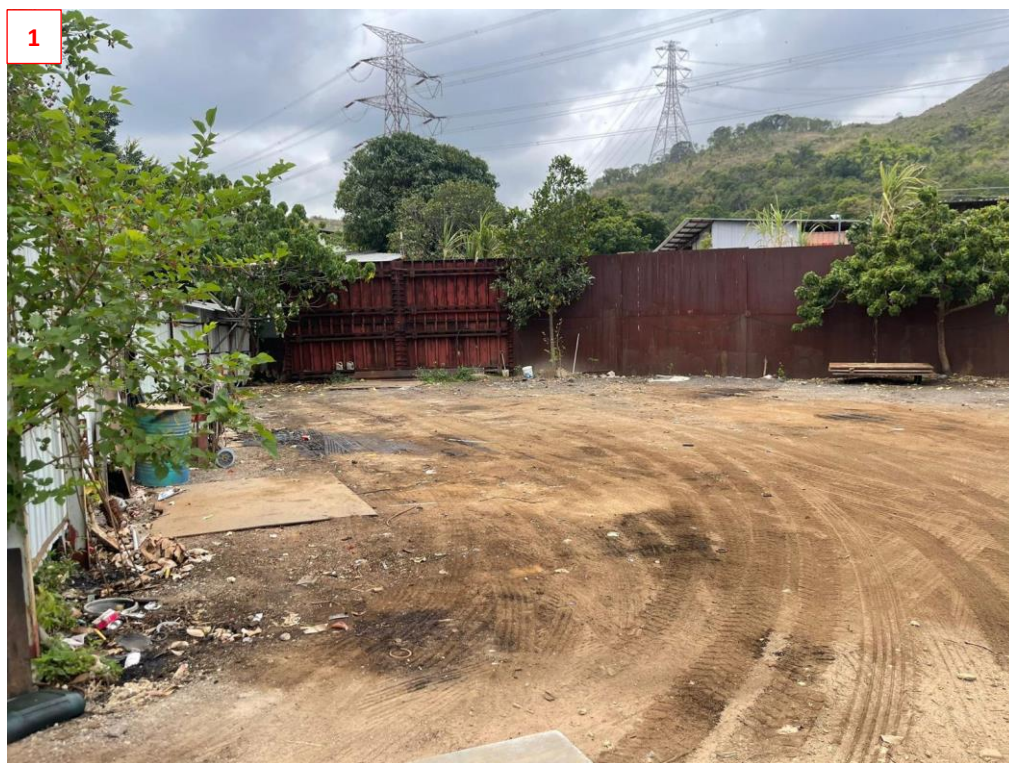
Annex I – Photographic Record Showing the Existing Site Condition

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(Application No. A/YL-KTS/1121)

(a) Site photos taken on 28.5.2026 are provided as follows:









DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,764 m ²	(ABOUT)
COVERED AREA	: 590 m ²	(ABOUT)
UNCOVERED AREA	: 5,174 m ²	(ABOUT)
PLOT RATIO	: 0.1	(ABOUT)
SITE COVERAGE	: 10 %	(ABOUT)

NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 590 m ²	(ABOUT)
TOTAL GFA	: 590 m ²	(ABOUT)
BUILDING HEIGHT	: 9 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 3,247 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

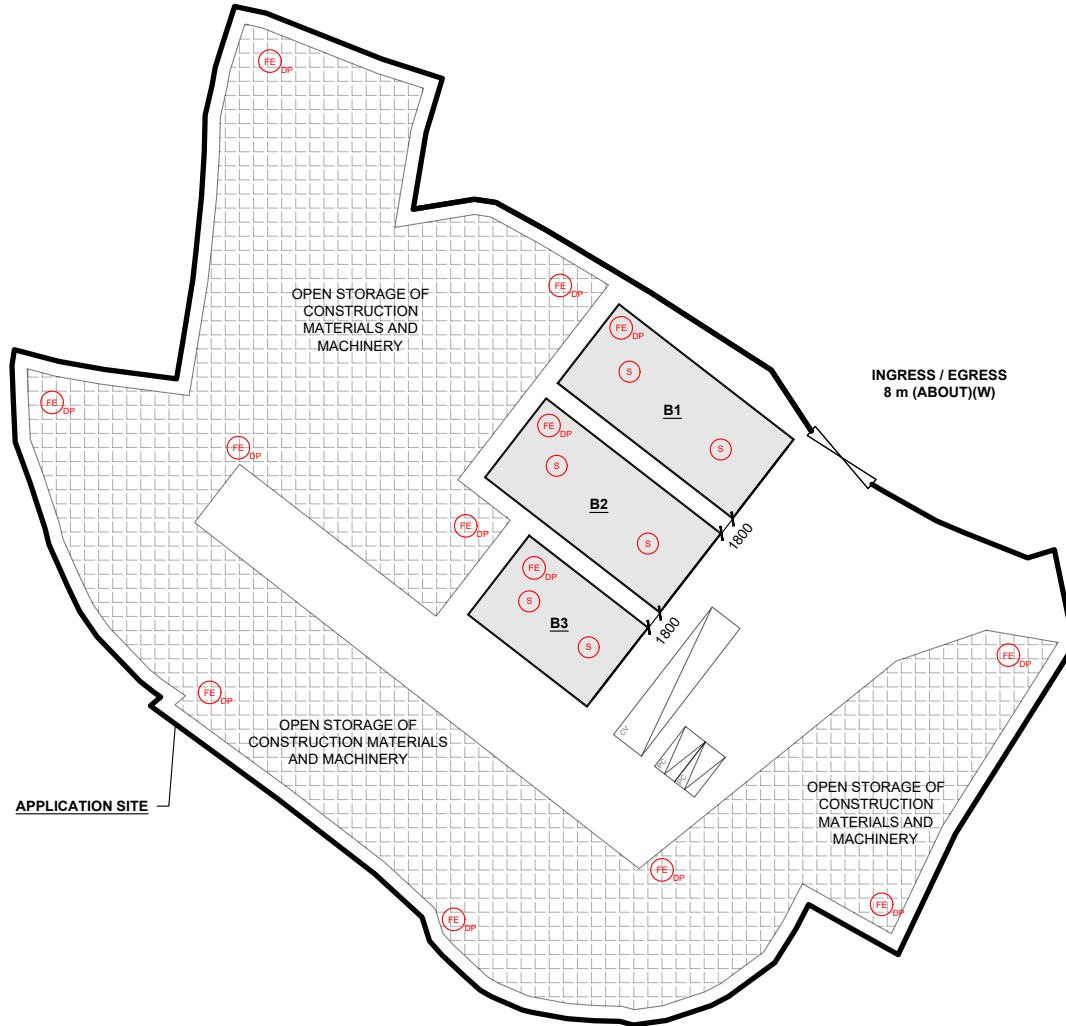
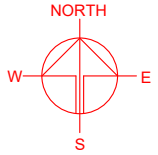
PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LOADING/UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR HEAVY GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	150 m ² (ABOUT)	150 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
TOTAL		590 m ² (ABOUT)	590 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

- (S) STAND-ALONE BATTERY TYPE FIRE DETECTOR
- (FE_{DP}) 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 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.

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	OPEN STORAGE AREA
	INGRESS / EGRESS
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (CV)

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	22.1.2026
REVISED BY	DATE
LT	4.6.2026
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. ANNEX II	VER. 001
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