



盈卓規劃有限公司

Our Ref. : DD 113 Lot 512 S.A-S.E
Your Ref. : TPB/A/YL-KTS/1122

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

By E-mail

12 June 2026

Dear Sir,

3rd Further Information

**Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 512(A-B) and 512(C-E) in D.D. 113, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1122)

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

Should you require more information, please contact the undersigned directly at [REDACTED]
[REDACTED] at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

The block contains a handwritten signature in black ink, which appears to read 'Christian CHIM'. To the right of the signature is a circular blue ink stamp. The stamp contains the text 'R-riches Planning Limited' around the perimeter and '盈卓規劃有限公司' in the center.

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD



Response-to-Comment (RtC)

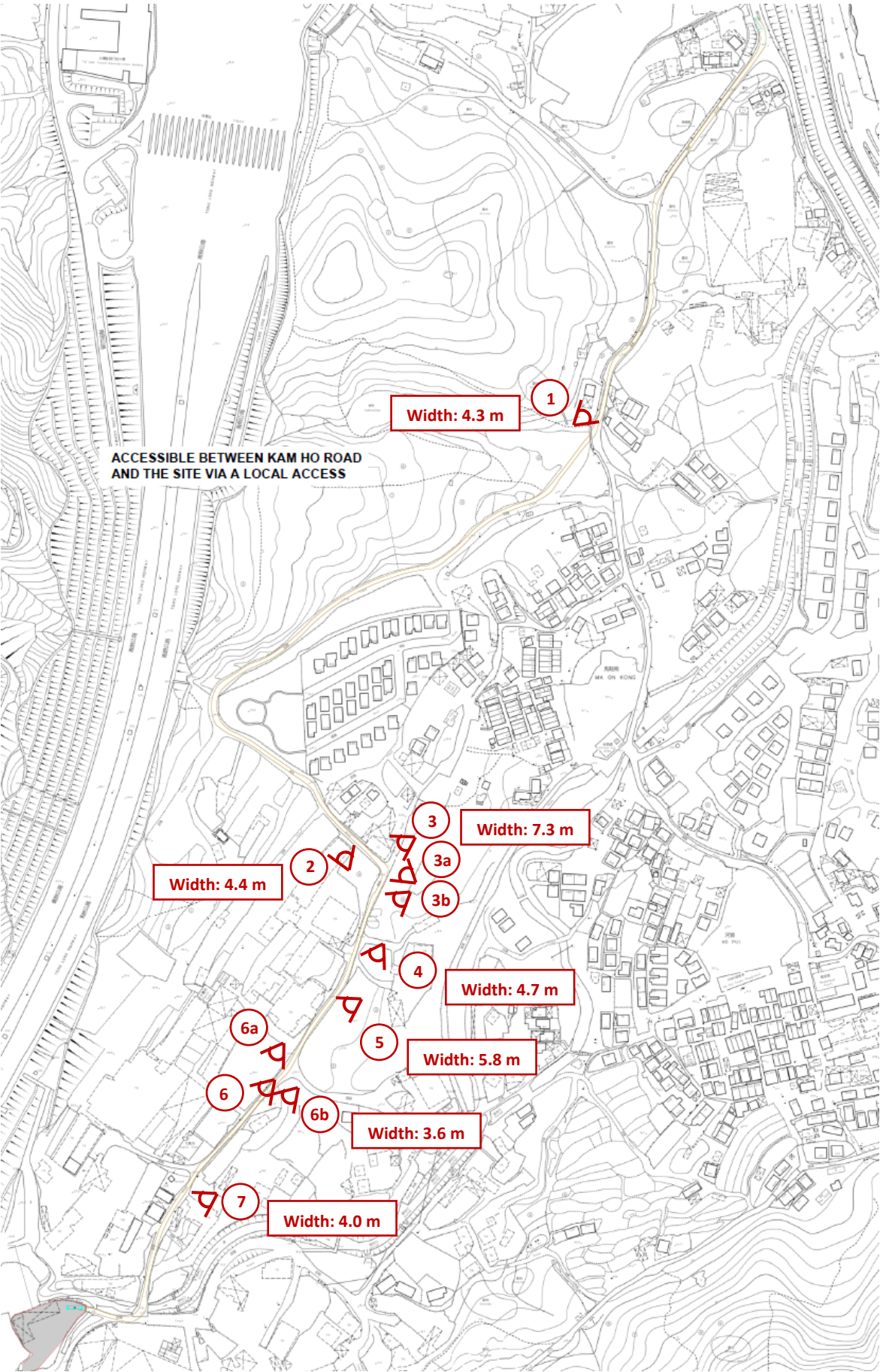
**Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Lots 512(A-B) and 512(C-E) in D.D. 113, Kam Tin, Yuen Long, New Territories**

(S.16 Application No. A/YL-KTS/1122)

(i) An RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T)		
(a)	It appears the swept path will intrude some of the structure. The applicant should review whether the proposed type of vehicle is suitable to travel along the local access.	The swept path analysis enclosed at Plan 1 has demonstrated the smooth manoeuvring of medium goods vehicles (MGV) along the local access between Kam Ho Road and the application site. <u>No structure along to local access will be intruded.</u> Upon on-site measurement, the actual width of the local access ranges between 3.6 m (VP6) and 7.2 m (VP3), which is considered <u>sufficient and suitable</u> for a 2.5 m-wide MGV to manoeuvre along it. Moreover, our on-site investigation has also recorded the <u>smooth manoeuvring of container vehicles, heavy goods vehicles and MGVs</u> along the local access (VP2, VP3 and VP6 refer), which has further proven that the local access is capable for the smooth manoeuvring of MGVs. In addition, the <u>same deployment of MGV</u> was approved under previous planning application No. A/YL-KTS/997 and has been operating since then. The trips generation and attraction under both applications have <u>remained the same.</u> There is no change in planning circumstances in respect of the traffic aspect. In view of the above, the deployment of MGVs for the development is <u>considered suitable and justifiable</u>, and <u>no adverse traffic impact</u> arising from the development is envisaged.

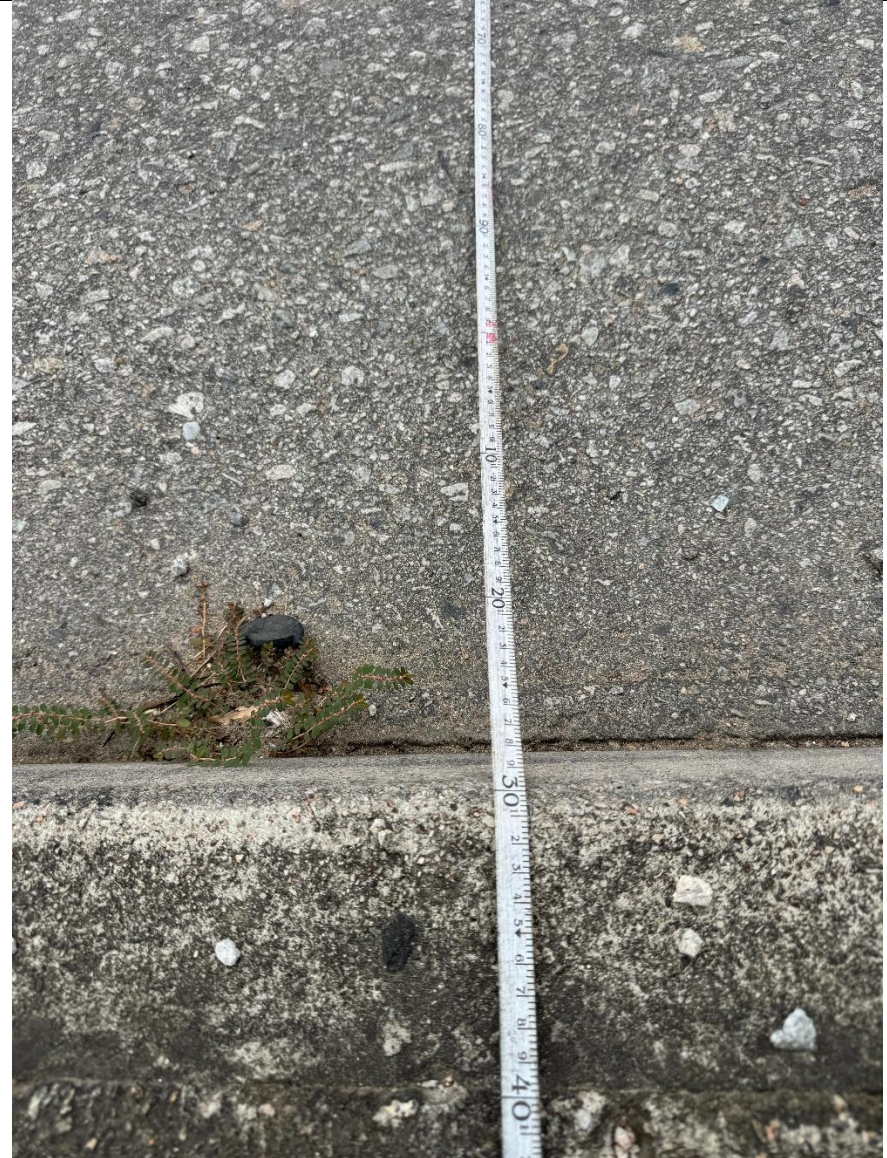
Width measurement of the local access between Kam Ho Road and the application site



* Extracted from the swept path analysis at Plan 1 of the 3rd Further Information



Viewpoint 1



Viewpoint 1



Viewpoint 2



Viewpoint 2



Viewpoint 3



Viewpoint 3



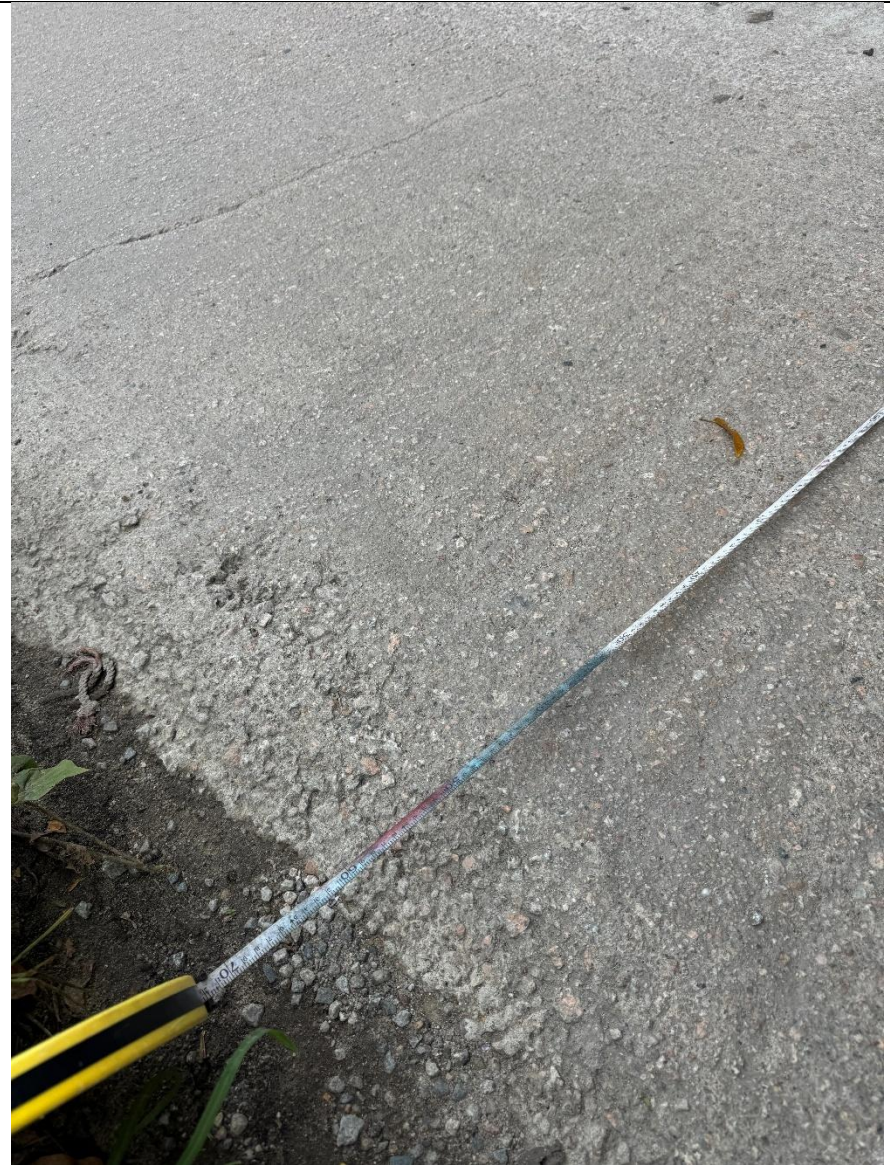
Viewpoint 3a



Viewpoint 3b



Viewpoint 4



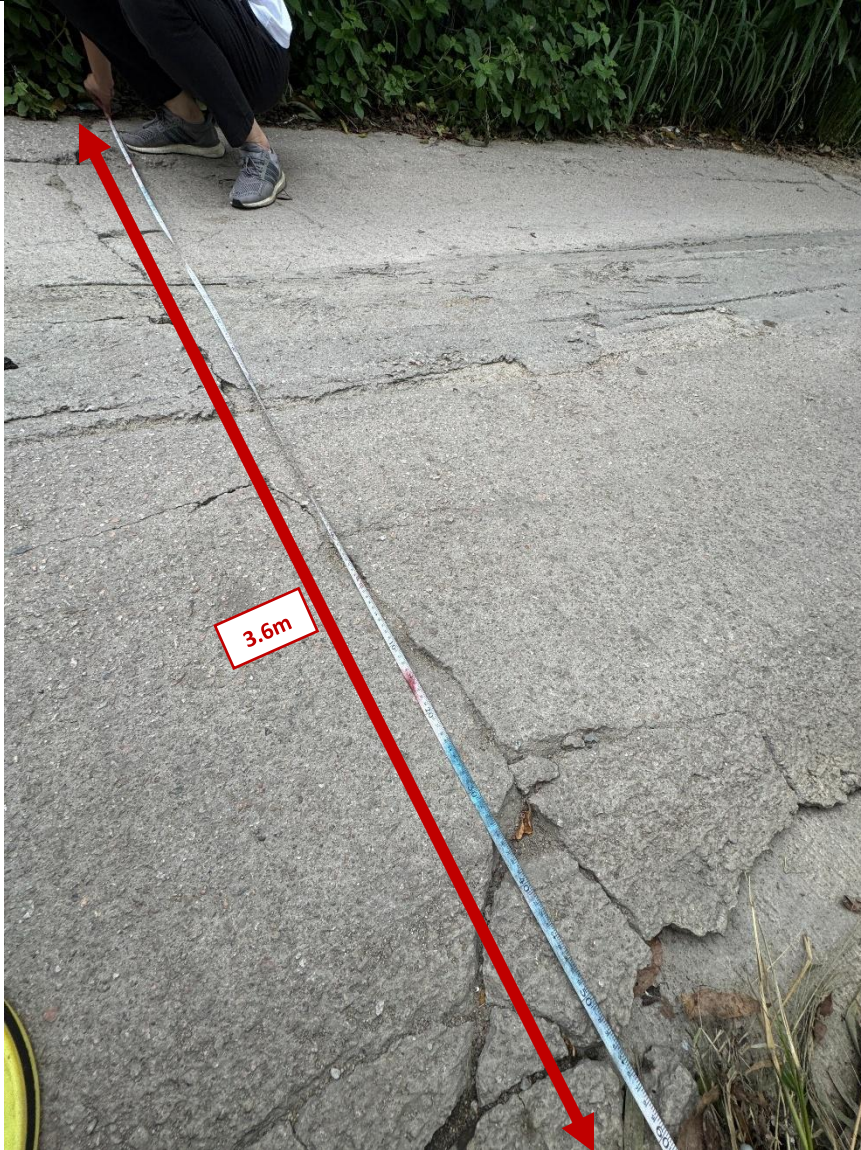
Viewpoint 4



Viewpoint 5



Viewpoint 5



Viewpoint 6



Viewpoint 6



Viewpoint 6a



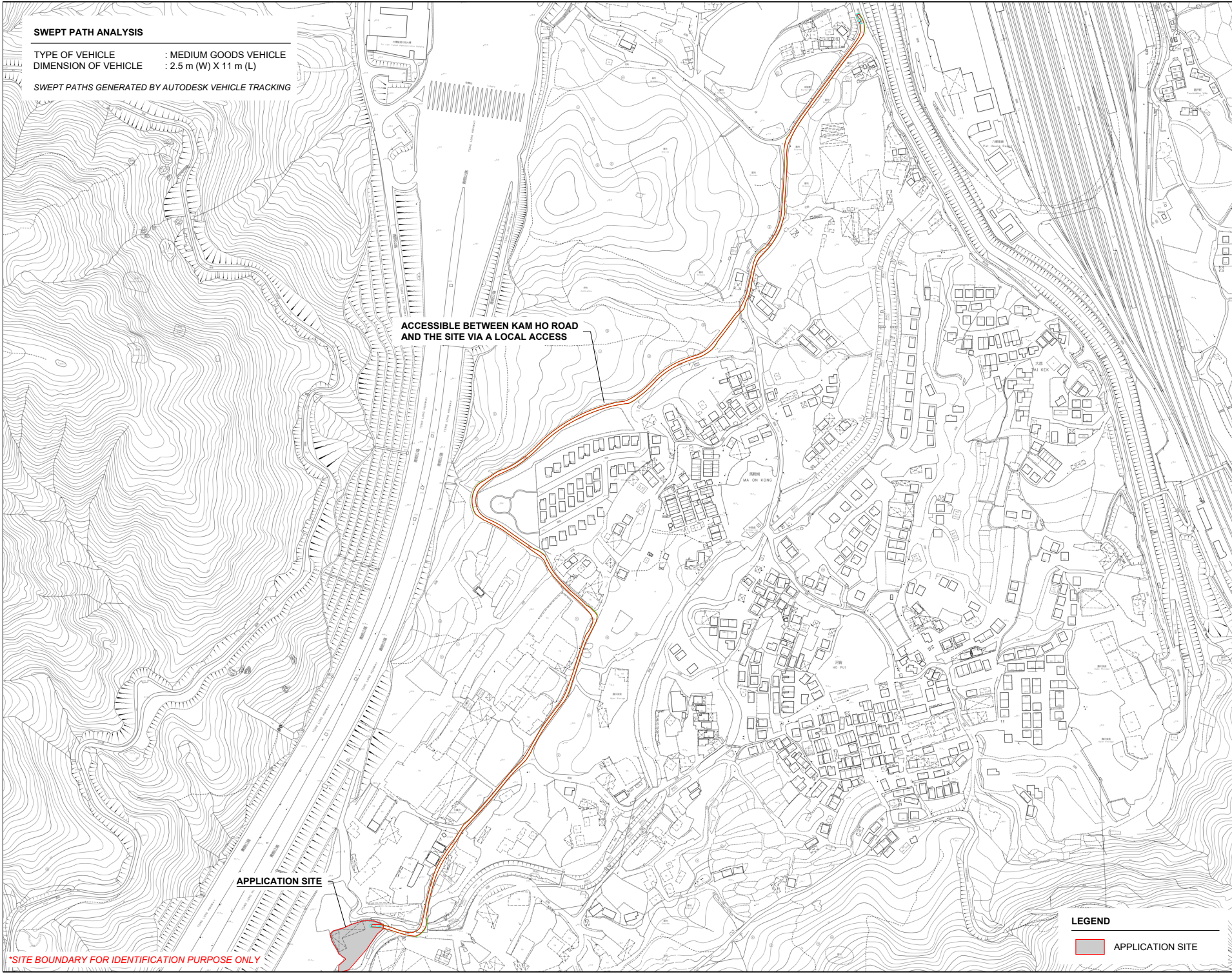
Viewpoint 6b



Viewpoint 7



Viewpoint 7



SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

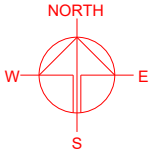
ACCESSIBLE BETWEEN KAM HO ROAD
AND THE SITE VIA A LOCAL ACCESS

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 113, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

CC

DATE

5.5.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

F13 P01

VER.

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