

寄件者: Danny Ng <[REDACTED]>  
寄件日期: 2026年09月07日星期一 10:48  
收件者: tpbpd/PLAND  
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; Athena Pui Yin LAI/PLAND;  
Bon Tang; Matthew Ng; Christian Chim; Grace Wong  
主旨: [FI] S.16 Application No. A/YL-KTN/1266 - Further Information  
附件: FI2 for A\_YL-KTN\_1266 (20260907).pdf  
類別: Internet Email

Dear Sir,

We are writing to submit further information for clarifications and to address departmental comments of the subject application (*attached*).

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

Kind Regards,

**Danny NG** | Town Planner  
**R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited**  
[REDACTED]

Our Ref. : DD107 Lot 957 & VL  
Your Ref. : TPB/A/YL-KTN/1266

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

**By Email**

7 September 2026

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Various Lots in D.D. 107, Fung Kat Heung, Kam Tin North, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1266)**

We are writing to submit further information for clarifications and to address departmental comments of the subject application (**Appendices I and II**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Danny NG**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG  
(Attn.: Mr. Ivan FUNG  
(Attn.: Ms. Athena LAI

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



## Responses-to-Comments

**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,  
Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long**

**(Application No. A/YL-KTN/1266)**

- (i) This application is the subject of a previous application (No. A/YL-KTN/1031). During the previous application period, the application site (the Site) was hard-paved for the erection of structures, provision of parking and loading/unloading (L/UL) spaces and circulation spaces, which is considered necessary for the applicant’s operational need. Thus, all trees within the Site have already been felled.
- (ii) To compensate for the tree loss, the applicant proposed to plant 12 new trees with continuous soil trench along the west and northwest periphery boundary of the Site under the current application period (**Appendix III**). The trees can act as a landscape buffer to minimise adverse visual impact to the surrounding areas. In addition, all these new trees within the Site will be maintained by the applicant during the planning approval period. Revised land filling plan and landscape proposal are also enclosed for Government department’s consideration (**Appendices II and III**). For information, the submitted landscape proposal (**Appendix III**) has took forward of the approved landscape proposal of the previous application No. A/YL-KTN/1031; and
- (iii) A Response-to-Comments Table:

| Departmental Comments                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Applicant’s Responses                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)<br/>(Contact Person: Ms. S.L. CHENG; Tel: 2443 1072)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                     |
| (1)                                                                                                                                             | <p>I must point out that the following irregularities covered by the subject planning application have been detected by the office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorised structure(s) and/or uses on Lot Nos. 913 RP and 958 in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot</p> | <p>Noted. The applicant will apply for modification of Short Term Waiver (STW), as well as to liaise with relevant land owners for a STW application to rectify the applied use on the application site (the Site) after planning permission has been granted from the Board.</p> <p>No structure is proposed for domestic use.</p> |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | <p>owner(s) should immediately rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>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) without STW shall apply to this office for a STW to permit the structure(s) erected within the said private lots. The application 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 on whole lot basis and subject to such terms and conditions including the payment of waiver fee, rent 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> |  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

EXISTING CONDITION OF THE APPLICATION SITE

|                       |                                |         |
|-----------------------|--------------------------------|---------|
| APPLICATION SITE AREA | : 2,588 m <sup>2</sup>         | (ABOUT) |
| EXISTING SITE SURFACE | : SOILED GROUND AND HARD-PAVED |         |
| EXISTING FILLED AREA  | : 2,588 m <sup>2</sup>         |         |
| EXISTING SITE LEVEL   | : +9.5 mPD                     | (ABOUT) |

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED FOR PARKING AND LOADING/UNLOADING (L/U/L) SPACES, CIRCULATION SPACE AND SITE FORMATION OF EXISTING STRUCTURES.



EXISTING SITE LEVEL OF  
THE APPLICATION SITE  
(INDICATIVE ONLY)

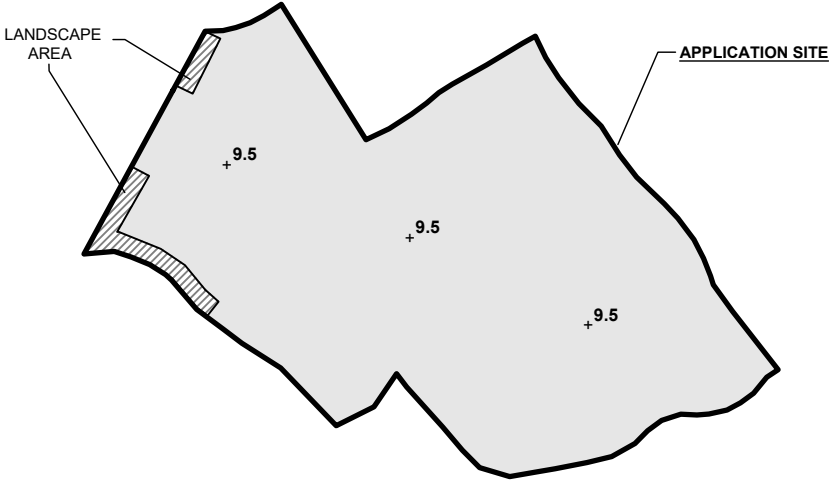
| LEGEND |                      |
|--------|----------------------|
|        | APPLICATION SITE     |
|        | EXISTING FILLED AREA |
| +9.5   | EXISTING SITE LEVEL  |

SITE LEVELS ARE FOR REFERENCE ONLY.

REGULARISATION OF LAND FILLING AREA OF THE APPLICATION SITE

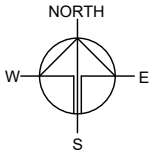
|                          |                                                                                     |         |
|--------------------------|-------------------------------------------------------------------------------------|---------|
| APPLICATION SITE AREA    | : 2,588 m <sup>2</sup>                                                              | (ABOUT) |
| FILLING OF LAND AREA     | : 2,517 m <sup>2</sup>                                                              | (ABOUT) |
| DEPTH OF LAND FILLING    | : NOT MORE THAN 0.2 m                                                               |         |
| SITE LEVELS              | : +9.5 mPD                                                                          | (ABOUT) |
| MATERIAL OF LAND FILLING | : CONCRETE                                                                          |         |
| PURPOSE OF LAND FILLING  | : SITE FORMATION OF STRUCTURE,<br>PARKING AND L/U/L SPACES AND<br>CIRCULATION SPACE |         |

PART OF THE EXISTING HARD-PAVING WILL BE REMOVED BY THE APPLICANT (ABOUT 71 m<sup>2</sup>) FOR THE USE OF LANDSCAPE AREA. NO FURTHER FILLING OF LAND WILL BE MADE BY THE APPLICANT AFTER PLANNING PERMISSION HAS BEEN OBTAINED FROM THE TOWN PLANNING BOARD.



PROPOSED SITE LEVEL OF  
THE APPLICATION SITE  
(INDICATIVE ONLY)

| LEGEND |                      |
|--------|----------------------|
|        | APPLICATION SITE     |
|        | LANDSCAPE AREA       |
|        | EXISTING FILLED AREA |
| +9.5   | EXISTING SITE LEVEL  |



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. 107,  
FUNG KAT HEUNG, KAM TIN,  
YUEN LONG, NEW TERRITORIES

SCALE  
1 : 800 @ A4

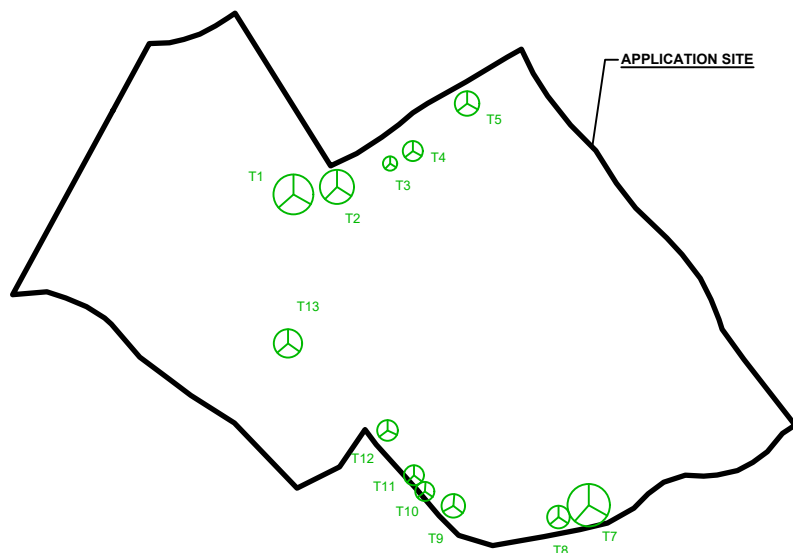
|             |           |
|-------------|-----------|
| DRAWN BY    | DATE      |
| MN          | 21.6.2024 |
| REVISED BY  | DATE      |
| DN          | 7.9.2026  |
| APPROVED BY | DATE      |

DWG. TITLE  
FILLING OF LAND AREA

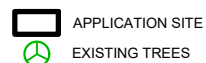
|         |      |
|---------|------|
| DWG NO. | VER. |
| PLAN 5  | 001  |

## LANDSCAPE PROPOSAL

|                                                        |                                                                                                                                                                                                                         |                       |
|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| APPLICATION SITE AREA                                  | : 2,588 m <sup>2</sup>                                                                                                                                                                                                  | (ABOUT)               |
| NO. OF EXISTING TREES                                  | : 12                                                                                                                                                                                                                    | (T1 TO T5, T7 TO T13) |
| TREE SPECIES                                           | : <i>DIMOCARPUS LONGAN</i> LOUR. (T1 TO T2)<br>: <i>BROUSSONETIA PAPYRIFERA</i> (T3 TO T4)<br>: <i>BOMBAX CEIBA</i> L. (T5)<br>: <i>FICUS MICROCARPA</i> L. F. (T7 TO T9, T11, T12)<br>: <i>FICUS LYRATA</i> (T10, T13) |                       |
| NO. OF TREES ALREADY FELLED UNDER PREVIOUS APPLICATION | : 12                                                                                                                                                                                                                    | (T1 TO T5, T7 TO T13) |
| No. A/YL-KTN/1031                                      |                                                                                                                                                                                                                         |                       |

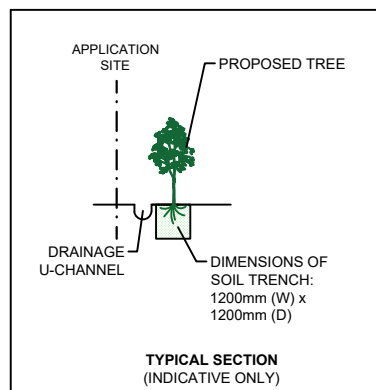
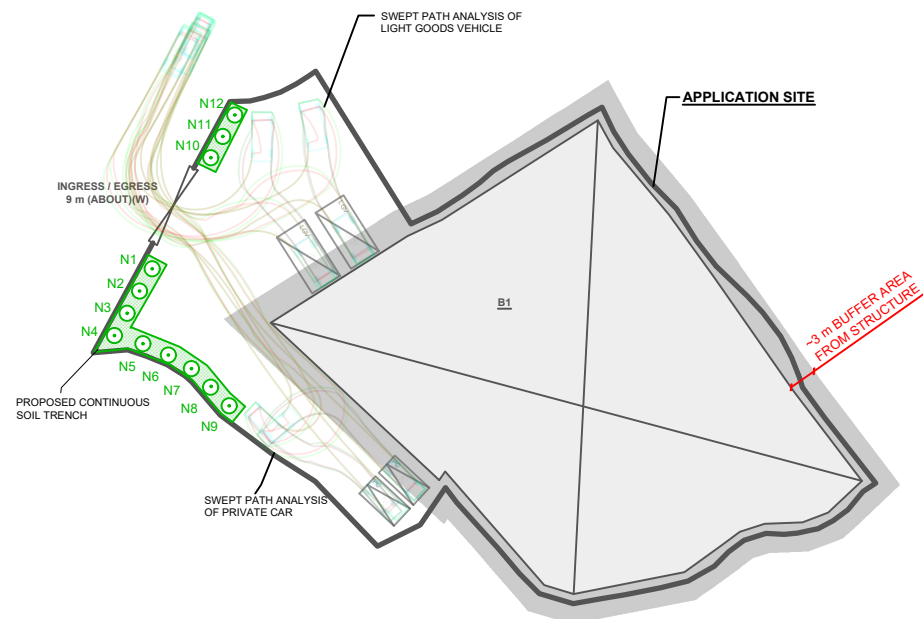


## LEGEND



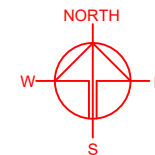
## LANDSCAPE PROPOSAL

|                                  |                            |             |
|----------------------------------|----------------------------|-------------|
| APPLICATION SITE AREA            | : 2,588 m <sup>2</sup>     | (ABOUT)     |
| COVERED AREA                     | : 1,635 m <sup>2</sup>     | (ABOUT)     |
| UNCOVERED AREA                   | : 953 m <sup>2</sup>       | (ABOUT)     |
| NO. OF NEW TREES WILL BE PLANTED | : 12                       | (N1 TO N12) |
| SPECIES OF NEW TREES             | : <i>SENNA SURATTENSIS</i> |             |
| HEIGHT OF NEW TREES              | : NO LESS THAN 2.75 m      |             |
| SPACING OF NEW TREES             | : NOT LESS THAN 4 m        |             |
| DIMENSION OF SOIL TRENCH         | : 1.2 m (W) X 1.2 m (D)    |             |



## NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



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VARIOUS LOTS IN D.D. 107,  
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YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

LT

DATE

12.8.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LANDSCAPE PROPOSAL

DWG NO.

APPENDIX III

VER.

001