

寄件者: Louis Tse [REDACTED]
寄件日期: 2024年11月06日星期三 16:24
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Kevin Lam; Grace Wong
主旨: [Supersede][FI] S.16 Application No. A/YL-KTN/1033 - FI to provide clarifications
附件: FI3 for A_YL-KTN_1033 (20241106).pdf
類別: Internet Email

Dear Sir,

Attached herewith the revised FI to **supersede** the FI submitted on 4/11/2024 (*below email*), 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

寄件者: Louis Tse
寄件日期: 2024 年 11 月 4 日 下午 06:02
收件者: Town Planning Board <tpbpd@pland.gov.hk>

主旨: [FI] S.16 Application No. A/YL-KTN/1033 - FI to provide clarifications

Dear Sir,

Attached herewith the further information to provide clarifications on 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 925 RP & VL
Your Ref. : TPB/A/YL-KTN/1033

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

By Email

6 November 2024

Dear Sir,

3rd Further Information

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

(S.16 Planning Application No. A/YL-KTN/1033)

We are writing to submit further information to address departmental comments on the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. David CHENG

email: awyyan@pland.gov.hk)

email: dcccheng@pland.gov.hk)



Responses-to-Comments

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

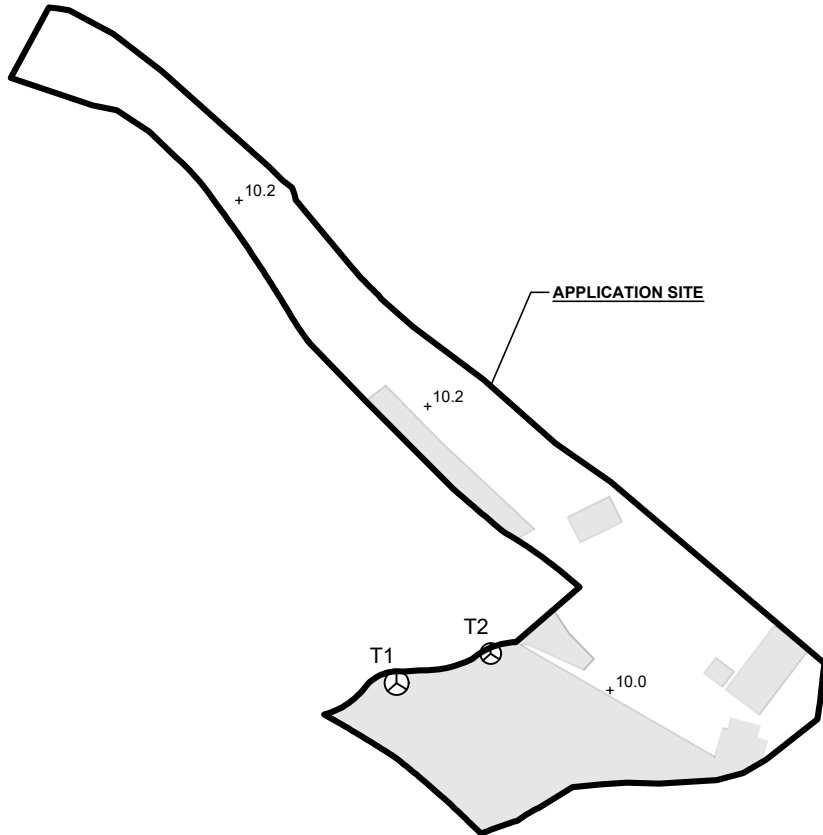
(Application No. A/YL-KTN/1033)

- (i) The applicant would like to provide clarifications on the subject planning application, details are as follows:
- Portion of the application site (the Site) (i.e. About 883m², 36% of the Site) has already been hard-paved. The current application serves to regularise the existing hard paving area (not more than 0.2m in depth) (**Plan 1**).
 - Due to the existing cracked and uneven hard pavement, which is not conducive to vehicle manoeuvring, all the existing hard paving area will be removed by the applicant and then repaved with concrete after planning approval has been obtained from the Board. Majority of the Site (i.e. About 2,382m², 98% of the Site) is proposed to be filled with concrete of not more than 0.2m (about) for site formation of structures and circulation space. The concrete site formation is considered necessary to provide a relatively flat and solid surface for the erection of structures and circulation space in order to facilitate the proposed development.

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,426 m ²	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND	(ABOUT)
EXISTING FILLED AREA	: 883m ²	(ABOUT)
EXISTING SITE LEVELS	: +10.0 mPD TO +10.2 mPD	(ABOUT)

PORTION OF THE APPLICAITON SITE HAS ALREADY BEEN HARD-PAVED.



EXISTING SITE LEVEL OF THE APPLICATION SITE

(INDICATIVE ONLY)

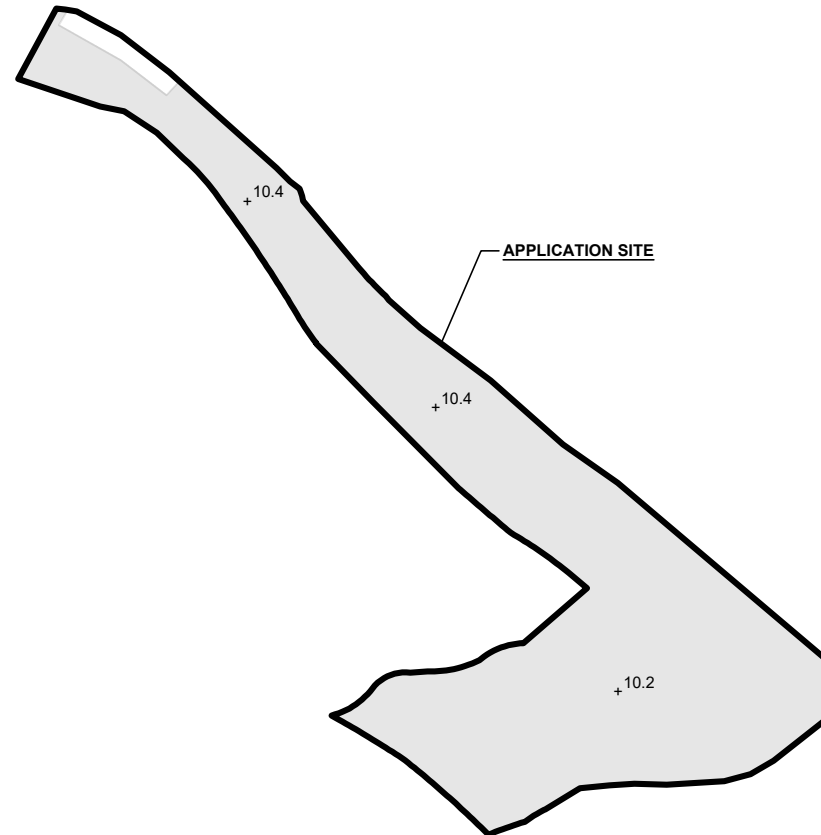
LEGEND

- APPLICATION SITE
- EXISTING HARD-PAVED AREA
- + EXISTING TREE
- +10.0** EXISTING SITE LEVEL

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,426 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 2,382 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +10.2 mPD TO +10.4 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	

ALL THE EXISTING HARD-PAVING AREA WILL BE REMOVED BY THE APPLICANT. THE SITE WILL BE FILLED TO THE PROPOSED SITE LEVEL AFTER PLANNING PERMISSION HAS BEEN OBTAINED FROM THE TOWN PLANNING BOARD

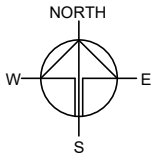


PROPOSED SITE LEVEL OF THE APPLICATION SITE

(INDICATIVE ONLY)

LEGEND

- APPLICATION SITE
- PROPOSED HARD-PAVED AREA
- +10.2** PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

8.7.2024

REVISED BY

MN

DATE

26.8.2024

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND

DWG NO.

PLAN 1

VER.

002