

寄件者: Louis Tse  
寄件日期: 2024年08月09日星期五 12:02  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND; Olivia Lam Yan NG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong  
主旨: [SI] S.16 Application No. A/YL-KTN/1041 - Supplementary information to support the application  
附件: SI for A\_YL-KTN\_1041 (20240809).pdf  
類別: Internet Email

Dear Sir,

Attached herewith the supplementary information to support 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 1750A6 RP & 1905 RP  
Your Ref. : TPB/A/YL-KTN/1041

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

**By Email**

9 August 2024

Dear Sir,

### Supplementary Information

**Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities  
for a Period of 3 Years in "Comprehensive Development Area (1)" Zone,  
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin, Yuen Long**

**(S.16 Planning Application No. A/YL-KTN/1041)**

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) The application site (the Site) is owned by Tso Tong and separated into two land parcels. Please refer to the revised supplementary statement and plan (**Annex I** and **Plan 1**).
- (ii) The open storage of construction materials (i.e. scaffold, bricks, tiles, column, screws etc..) would only be stored at the designated storage area (i.e. 8,814m<sup>2</sup>) within the Site. The stacking height of the construction materials would not be more than 2.5m.
- (iii) 2.5m high solid metal wall will be erected along the site boundary to separate the Site and the adjoining Government Land (GL). The applicant will strictly follow the proposed scheme.
- (iv) As the proposed development only involves open storage of construction materials, no dismantling, maintenance, repairing, cleaning, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.



**S.16 Planning Application No. A/YL-KTN/1041**

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Should you require more information regarding the application, please contact our Mr. Danny NG at \_\_\_\_\_ 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

email: awyyan@pland.gov.hk )

(Attn.: Ms. Olivia NG

email: olyng@pland.gov.hk )



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Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1749 RP, 1750A6 RP (Part) and 1905 RP (Part) in D.D. 107 and Adjoining Government Land (GL), Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years**' (proposed development) (**Plans 1 to 3**).
- 1.2 As the development of the Northern Metropolis is in full swing, the applicant would like to use the Site for storage of construction materials (i.e. scaffold, bricks, tiles, column, screws etc.), in order to support the construction industry for the development in the New Territories.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Comprehensive Development Area (1)" ("CDA(1)") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, 'open storage' use is not a column one nor a column two use within the "CDA(1)" zone, which requires planning permission from the Board.
- 2.2 The Site currently falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). Furthermore, the Site is owned by Tso Tong and is considered difficult to develop the Site for long-term use. Various open storage yards and warehouses are also located at northeast and the southwest of the Site, the proposed development is considered not incompatible with the surrounding areas.
- 2.3 Therefore, approval of the current application on a temporary basis of 3 years would better utilize precious land resources and would not frustrate the long-term planning intention of the "CDA(1)" zone.

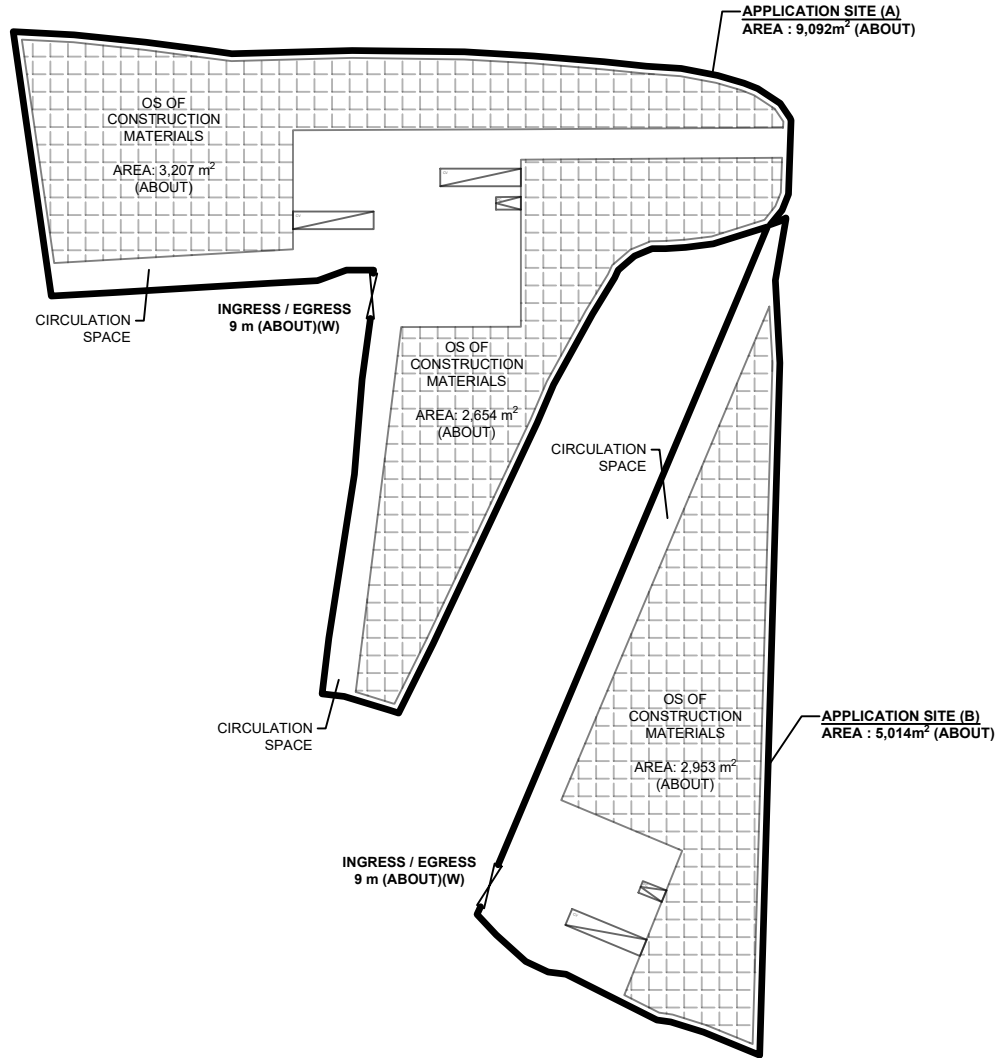
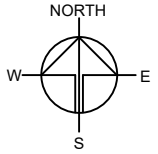
### **3) Development Proposal**

- 3.1 The Site occupies an area of 14,106 m<sup>2</sup>, including 665 m<sup>2</sup> (about) of GL. No structure is proposed at the Site. The operation hours of Site are Monday to Saturday from 08:00 to 19:00. No operation on Sunday and public holiday. The ancillary facilities, i.e. parking,

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA : 14,106 m<sup>2</sup> (ABOUT)  
 COVERED AREA : NOT APPLICABLE  
 UNCOVERED AREA : 14,106 m<sup>2</sup> (ABOUT)

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.



**PARKING AND LOADING / UNLOADING PROVISIONS**

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

NO. OF L/UL SPACE FOR CONTAINER VEHICLE : 3  
 DIMENSION OF L/UL SPACE : 16 m (L) X 3.5 m (W)

**LEGEND**

- APPLICATION SITE
- OPEN STORAGE AREA
- INGRESS / EGRESS
- PARKING SPACE (PC)
- L/UL SPACE (CV)

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 1749 RP, 1750A6 RP (PART) AND 1905 RP (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY MN	DATE 17.7.2024
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CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE  
 LAYOUT PLAN

DWG NO. PLAN 1	VER. 001
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