

寄件者: Christian Chim
寄件日期: 2025年01月06日星期一 12:06
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Kevin Lam; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-KTN/1050 - Further Information
附件: FI2 for A_YL-KTN_1050 (20250106).pdf
類別: Internet Email

Dear Sir,

Enclosed herewith a set of further information in response to departmental comments of the captioned application.

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

Kind Regards,

Christian CHIM | Town Planner

R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

Our Ref.: DD 107 Lot 1131 & VL
Your Ref.: TPB/A/YL-KTN/1050

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

By Email

6 January 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse and Open Storage of Construction Materials
and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
in "Agriculture" Zone, Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part),
1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107,
Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1050)

We write to submit further information in response to departmental comments of the subject application (**Appendix I**).

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




Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk)



2nd Further Information

Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1050)

- (i) In support of the application, the applicant has submitted the following documents for the consideration of relevant departments:
- fire service installations proposal (**Annex 1**); and
 - drainage proposal (**Annex 2**).
- (ii) The proposed development is for open storage and warehouse uses. Whilst the area designated for open storage of construction materials/machinery (the OS area) is slightly below 50% i.e. about 43% of the application site (the Site), the open storage operation will be supported by the proposed warehouses, within which some construction materials/machinery may require indoor storage space. Besides, the vehicle manoeuvring, parking and loading/unloading (L/UL) spaces, which are directly related and crucial to the open storage operations, are not included into the OS area.
- (iii) In the previous FI dated 11.12.2024, the applicant undertook to reserve a significant portion of the Site for the 24-hour access connecting adjoining site of nearby users, as well as for the waterworks reserve where no erection of structures/storage of materials are allowed as per the request of the Chief Engineer/Construction, Water Supplies Department.
- (iv) Taking into account 1) the reserved area for the waterworks reserve; 2) the 24-hour access; 3) the vehicle manoeuvring, parking and L/UL spaces; and 4) proposed warehouses, it is considered reasonable for the OS area to be regarded as a major use under the current application, even though it occupies slightly below 50% of the Site.