

寄件者: Christian Chim [REDACTED]
寄件日期: 2025年01月17日星期五 17:56
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: RE: [FI] S.16 Planning Application No. A/YL-KTN/1078 - Further Information
附件: FI1 for A_YL-KTN_1078 (20250117)_Supersede.pdf
類別: Internet Email

Dear Sir,

Enclosed please find the further information **to supersede** our previous submission in the appended message dated 17.1.2025 at 17:22. The applicant's responses to the Lands Department, which was received by the applicant today at 17:26, has also been incorporated into the superseded FI.

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

[REDACTED]

From: Christian Chim
Sent: Friday, January 17, 2025 5:22 PM
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: David Chi Chiu CHENG/PLAND <dcccheng@pland.gov.hk>; Bon Tang [REDACTED]; Matthew Ng [REDACTED]; Louis Tse [REDACTED]; Danny Ng [REDACTED]; Kevin Lam [REDACTED]; Grace Wong [REDACTED]
Subject: [FI] S.16 Planning Application No. A/YL-KTN/1078 - Further Information

Dear Sir,

Enclosed herewith a set of further information to provide clarifications for 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

Our Ref.: DD 107 Lot 920 RP & VL
Your Ref.: TPB/A/YL-KTN/1078

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

By Email

17 January 2025

Dear Sir,

1st 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,
Lots 913 RP (Part), 920 RP (Part) and 926 RP (Part) in D.D. 107,
Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1078)

We write to submit further information to provide clarifications and responses to departmental comments on the subject application (**Appendix I**).

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




Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk)



1st 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,
Lots 913 RP (Part), 920 RP (Part) and 926 RP (Part) in D.D. 107,
Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1078)

- (i) The applicant provides the following clarifications on the filling of land:
- portion the application site (the Site) (i.e. about **737 m²**, about **45%** of the Site) has already been covered with existing hard-paving of not more than 0.1 m in depth. The current application serves to regularise the existing hard paving, where the existing level is at +10.1 mPD;
 - apart from the existing hard-paving pending regularisation by the Town Planning Board (the Board), the applicant proposes to fill the remaining portion of the Site (i.e. about **887 m²**, about **55%** of the Site) with concrete of not more than 0.1 m in depth, which is considered necessary to provide a relatively flat and solid surface for the proposed development. The site level will increase from +10.0 mPD to +10.1 mPD; and
 - the total area of filling of land applied for under the current application remains at 1,624 m² (about), including that to be regularised and to be filled. For details, please refer to the enclosed plan showing the filling of land (with illustrations of the filling of land to be regularised and proposed filling of land) at the Site at **Annex 1**.
- (ii) The applicant has revised the vehicular accesses leading to the Site from Mei Fung Road. One of the vehicular accesses, which leads to the eastern portion of the Site, passes through the site of another planning application (No. A/YL-KTN/1033) submitted and operated by the same applicant i.e. Mr. LAM Tung Man. The applicant also acquired consent from the lot owner for the concerned right of access. As such, concerns arising from the right of access is not envisaged. For details, please refer to the revised location plan at **Annex 1**.

(iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	<p><u>Unauthorized 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 are unauthorized structures and/or uses on Lot Nos. 913 RP and 920 RP in D.D. 107 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should 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) shall apply to this office for an STW to permit the structure(s) erected within Lot Nos. 913 RP and 920 RP in D.D. 107. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee 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>	<p>Noted. The applicant will submit application for Short Term Waiver to the Lands Department upon obtaining planning permission from the Town Planning Board. The applicant also acknowledged that only temporary structures will be erected at the application site.</p>

Annex 1
Revised Plans



LOCATION OF THE APPLICATION SITE

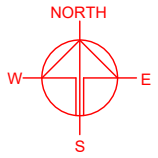
APPLICATION SITE AREA : 1,624 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM MEI FUNG ROAD VIA A LOCAL ACCESS

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



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 : 3000 @ A4

DRAWN BY: MN DATE: 17.1.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LOCATION PLAN

DWG NO.: PLAN 1 VER.: 002

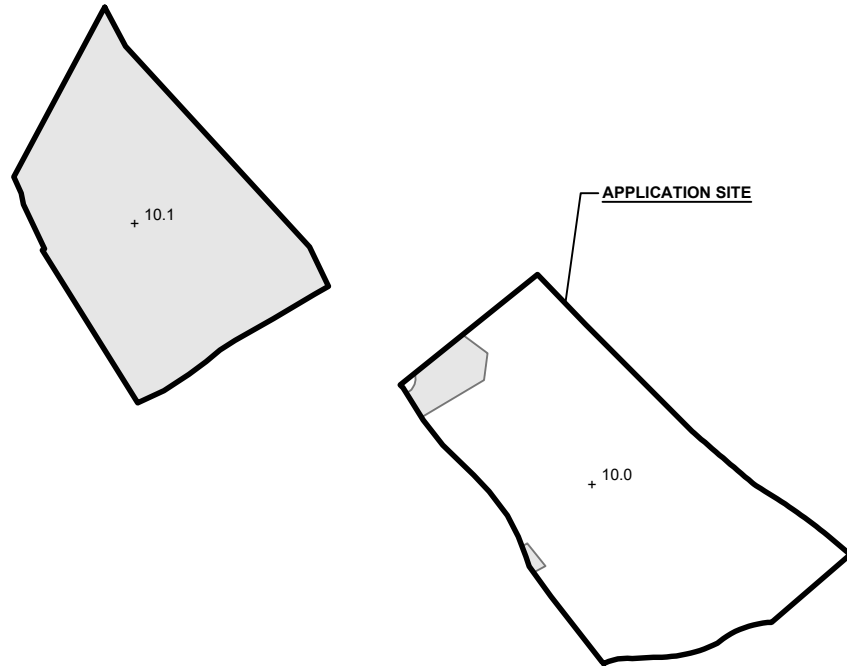
LEGEND

 APPLICATION SITE

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,624 m² (ABOUT)
 EXISTING SITE SURFACE : SOILED GROUND AND HARD-PAVED
 EXISTING SITE LEVELS : +10.0 mPD TO +10.1 mPD (ABOUT)
 EXISTING FILLED AREA : 737 m² (45%) (ABOUT)




PORTION OF THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED FOR CIRCULATION AND SITE FORMATION OF EXISTING STRUCTURES.



EXISTING SITE LEVEL OF THE APPLICATION SITE

(INDICATIVE ONLY)

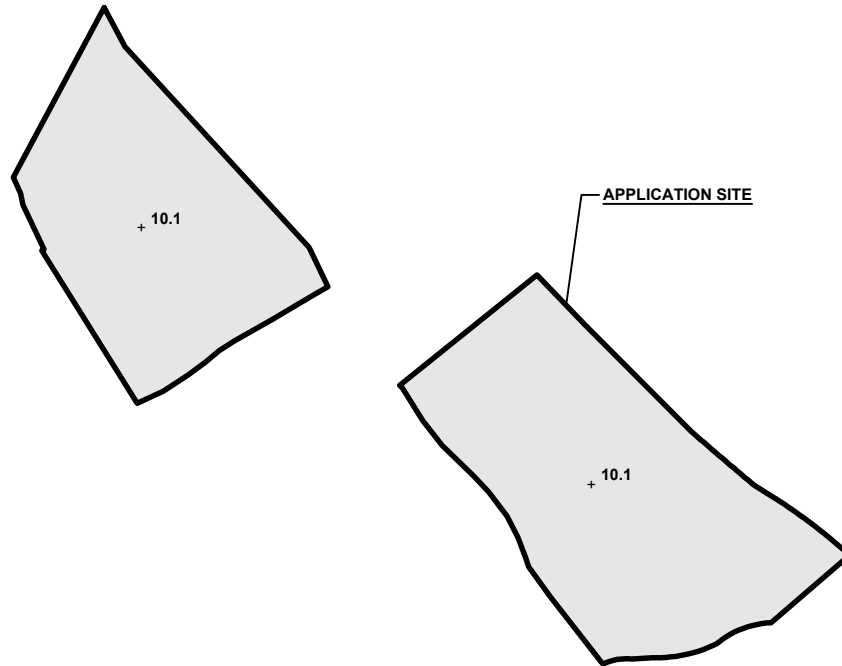
LEGEND

-  APPLICATION SITE
-  EXISTING SOILED GROUND
-  EXISTING FILLED AREA
- +10.0 EXISTING SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE



APPLICATION SITE AREA : 1,624 m² (ABOUT)
 FILLING OF LAND TO BE REGULARISED : 737 m² (45%) (ABOUT)
 PROPOSED FILLING OF LAND AREA : 887 m² (55%) (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m
 PROPOSED SITE LEVELS : +10.1 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE

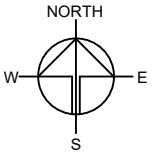


PROPOSED SITE LEVEL OF THE APPLICATION SITE

(INDICATIVE ONLY)

LEGEND

-  APPLICATION SITE
-  PROPOSED FILLED AREA
- +10.1 PROPOSED SITE LEVEL



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PROJECT

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SITE LOCATION

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

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

17.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AREA

DWG NO.

PLAN 5

VER.

002