

寄件者: Christian Chim [REDACTED]  
寄件日期: 2025年02月04日星期二 12:48  
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/1081 - Further Information  
附件: FI1 for A\_YL-KTN\_1081 (20250204).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**

[REDACTED]

Our Ref.: DD 107 Lot 945 & VL  
Your Ref.: TPB/A/YL-KTN/1081

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

**By Email**

4 February 2025

Dear Sir,

**1<sup>st</sup> 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, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1081)**

We write to submit further information in response to department comments of the subject application.

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: dccc@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, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1081)**

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)</b>		
(a)	<p>LandsD has reservation on the planning application since there is/are unauthorised structure(s) and/or uses on Lot Nos. 946 S.C, 946 S.G, 946 S.H, 946 S.I all in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. 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. Upon obtaining planning permission from the Town Planning Board, the applicant will submit an application for STW to LandsD for the erection of structures at the application site.</p>

Departmental Comments		Applicant's Responses
<b>2. Comments of the Commissioner for Transport (C for T)</b>		
(a)	The proposed development involved container vehicles travelling in village road. Long vehicles travelling in local access may induce road safety hazard especially during the event of head on traffic. The applicant shall consider appropriate traffic management measures to reduce risk.	<p>Staff will be deployed at the site ingress/ egress and the junction of Mei Fung Road to direct incoming/exiting vehicles to enhance road safety along the local access. Besides, 'BEWARE OF HEAD ON TRAFFIC' and 'BEWARE OF PEDESTRIAN' signs will be shown at the junction of Mei Fung Road and the site ingress/egress respectively to enhance road and pedestrian safety along the local access.</p> <p>With the implementation of the above traffic management measures, it is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.</p>