

Our Ref.: YL/TPN/2621A/L04

22 January 2025

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
A Temporary Open Storage of Construction Materials with Ancillary Site Office
for a Period of Three Years and Associated Filling of Land
Lot Nos. 368RP and 375RP in D.D. 128, and adjoining Government Land
Ngau Hom Shek, Yuen Long, New Territories**

We refer to the captioned submitted planning application.

We would like to supersede our previous letter (Ref.: YL/TPN/2621A/L03) submitted today and clarify the followings:

- (1) the proposed temporary open storage of construction materials would mainly include pre-packed dry mortar and precast concrete pipe;
- (2) there is no excavation works to be carried out on the Site;
- (3) the application would involve regularization of land filling on the whole application site falling within "Agriculture" zone as the site has already been paved for many years. The associated land filling works involved concrete paving materials with less than 0.2m in thickness; and
- (4) there would be no container vehicles, HGV and MGW entering into the site.

We also provide herewith a land filling plan, a revised proposed layout plan and a revised page of planning statement for submission.

Should you have any queries, please feel free to contact our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
Encl.
RK/AL

c.c.
DPO/TMYLW (Attn.: Ms. Jessie Kwok) By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Site comprises Lot Nos. 368RP and 375RP in D.D. 128, and adjoining Government Land, Ngau Hom Shek, Yuen Long, New Territories. It occupies a site area of about 2,495m², including Government Land of about 574m². Please refer to Location Plan at **Appendix 3** and Site Plan at **Appendix 4**.

2.1.2 The Site is now paved with some temporary structures and open storages.

2.2 Lease Particulars

The subject lots are held under Block Crown Lease and demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30th June 2047.

2.3 Surrounding Land Uses

2.3.1 The Site is located about 25m to southeast of Deep Bay Road.

2.3.2 To its immediate is workshop, vacant land, shrubland and graves.

2.3.3 To its south and southeast is an open storage yard of vehicles.

2.3.4 To its southwest and west is the Shenzhen Bay Bridge.

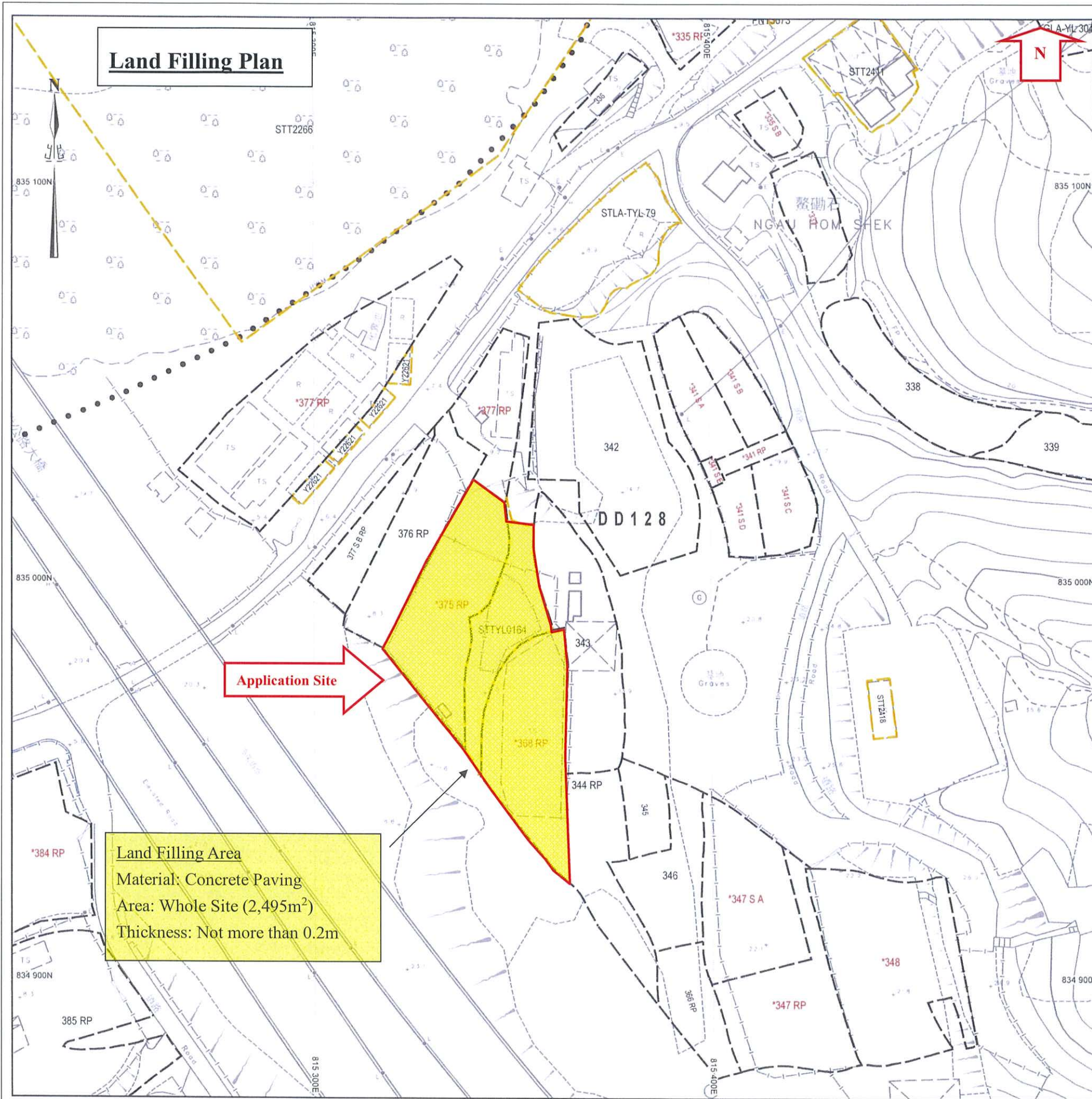
2.3.5 To its immediate north is an open storage yard of construction material and a residential dwelling (about 12m away). To its further north across Deep Bay Road is the coastal area of Deep Bay.

2.4 Accessibility

2.4.1 The Site is accessible from a local track connecting to Deep Bay Road.

2.4.2 The subject area is served by various modes of public transport including minibuses and taxis along Deep Bay Road.

Land Filling Plan



Land Filling Area
 Material: Concrete Paving
 Area: Whole Site (2,495m²)
 Thickness: Not more than 0.2m

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
 免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處
 Survey and Mapping Office
 Lands Department

香港特別行政區政府 — 版權所有
 © Copyright reserved — Hong Kong SAR Government



Locality :
Lot Index Plan No. : ags_S00000135397_0001
District Survey Office : Lands Information Center
Date : 15-Nov-2024
Reference No. : 6-NW-1C

For Identification Only

地段索引圖 LOT INDEX PLAN

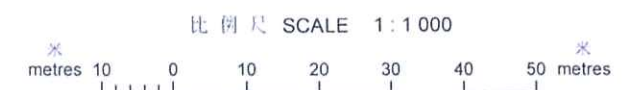
摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處
Survey and Mapping Office
Lands Department

香港特別行政區政府 — 版權所有
© Copyright reserved — Hong Kong SAR Government



Locality :
Lot Index Plan No. : ags_S00000135397_0001
District Survey Office : Lands Information Center
Date :15-Nov-2024
Reference No. : 6-NW-1C

