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From:

Sent: 2024-05-07 星期二 12:08:33

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc:

Subject: Re: S.16 Planning Application No. A/YL-KTN/1000 - Further Information

Attachment: KTN1000_P23025_FI(2)_20240507.pdf

Your Ref.: A/YL-KTN/1000

Our Ref.: P23025/TL2422

Dear Sir/Madam,

We refer to the captioned application.

We write to submit a set of further information, which serves to supersede our previous submission in the preceding email dated 3.5.2024 at 12:20pm, in response to departmental comments conveyed by DPO/FSYLE, PlanD. Hard copy has been delivered to the Board.

Regards,
Christian CHIM
Encl.

Your Ref.: A/YL-KTN/1000

Our Ref.: P23025/TL24224

7 May 2024

The Secretary

By Post and E-mail

Town Planning Board

tpbpd@pland.gov.hk

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sir,

Submission of Further Information (2)

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
With Ancillary Office for a Period of 3 Years and Associated Filling of Land in
“Agriculture” Zone, Lot No. 27 RP in D.D. 110 and Adjoining Government Land,
Tai Kong Po, Kam Tin, New Territories
(Application No. A/YL-KTN/1000)**

We write to submit further information in response to comments conveyed by the Planning Department (Contact person: Mr. Y. Y. MO, Tel.: 3168 4047) for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/FSYLE, PlanD (Attn.: Ms. Andrea YAN / Mr. Y. Y. MO)

By E-mail Only

Further Information for
Planning Application No. A/YL-KTN/1000

The Applicant would like to provide further information for the current application in response to comments from PlanD. Details are as follows:

1. The Applicant submitted a planning application (no. A/YL-KTN/931) to the Board for ‘Temporary Proposed Animal Boarding Establishment with Ancillary Facilities’ for a period of 5 years and filling of land at the Site. After obtaining the planning approval, the Applicant could not start his animal boarding establishment business without obtaining a STW/STT from LandsD. Meanwhile, it came to the Applicant’s attention that there had been several planning approvals for ‘warehouse’ use within the “AGR” zone on the same OZP. As such, the Applicant intended to submit a fresh planning application for such use.
2. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 9 a.m. to 7 p.m. from Mondays to Saturdays. No workshop and open storage activities will be allowed at the Site.
3. Regarding the public comments in relation to the potential adverse environmental impacts, the Proposed Development is intended for warehouse use only, whilst the traffic flow and noise arising from the applied use will be minimal. It is envisaged that potential adverse environmental impacts to the surrounding areas are not anticipated.
4. Clarifications on the existing filling of land at the Site (see enclosed **Plan 3a**):
 - a. the area shown hatched black (about 125 m²) to the immediate east of the vehicular ingress/egress will remain unpaved and serve as a landscape area;
 - b. the shaded area (about 618 m²) is covered with concrete of about 0.1 m in depth (a slope with ground level ranging from 12.1 to 14.1 mPD);
 - c. the area with cross pattern (about 314 m²) is covered with concrete of about 0.1 m in depth (from 14.0 to 14.1 mPD);
 - d. the remaining area without shading (about 2,273 m²) is covered with gravel of about 0.1 m in depth (from 14.0 to 14.1 mPD); and
 - e. the total paved area is about 3,205 m² (about 96 % of the Site).

- END -



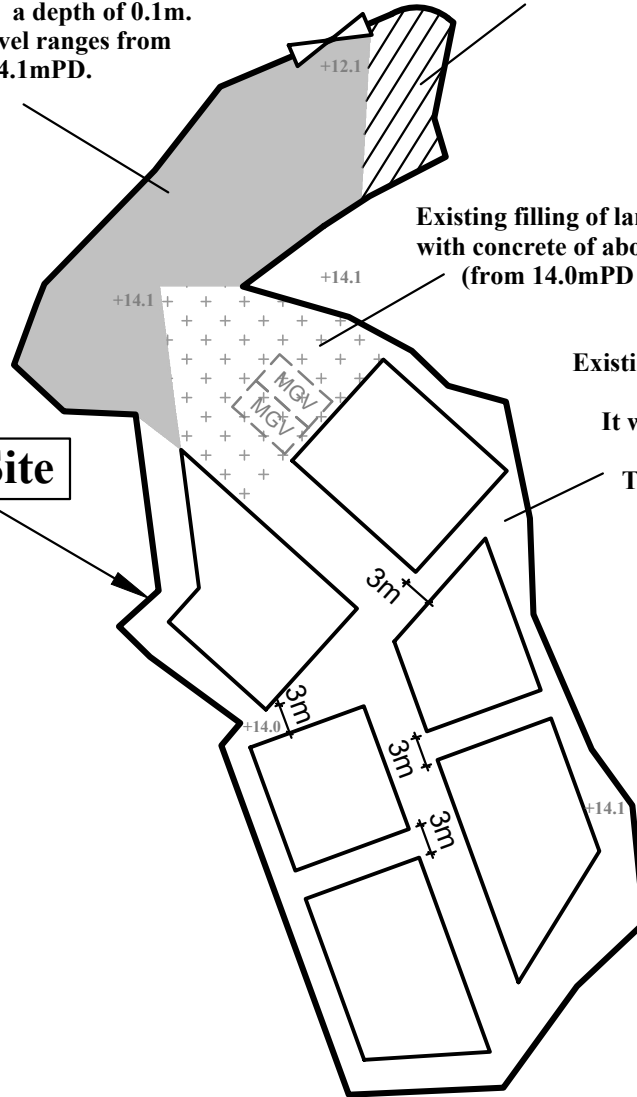
Existing hard paving
(about) 618m²
This portion of land is not flat. It was paved with concrete at a depth of 0.1m. The paved ground level ranges from 12.1mPD to 14.1mPD.

Landscape Area (unpaved)
(about) 125m²

Existing filling of land (about 314m²)
with concrete of about 0.1m in depth
(from 14.0mPD to 14.1mPD)

Existing filling of land with gravel
(about) 2,273m²
It was covered with gravel at a depth of about 0.1m
The existing ground level is about 14.1mPD

Application Site



Total Paved Area : about 3,205m²

Unpaved Area : about 125m²

Site Area : about 3,330m²

1:750

Plan showing Existing Filling of Land

**Goldrich Planners &
Surveyors Ltd.**

May 2024

Lot 27 RP in D.D. 110 and adjoining Government Land
Kam Tin North, New Territories

**Plan 3a
(P 23025)**