

Your Ref.: A/YL-KTN/1010

Our Ref.: P22089/TL24347

5 July 2024

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**S.16 Application for
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 Nos. 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110,
Yuen Long, New Territories**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

In view of the amendments proposed in the FI, we enclosed the following revised pages for your perusal:

1. Pages 5 & 11 of Form No. S16-III;
2. Page 5 of Planning Statement (**Appendix I**); and
3. Layout Plan (**Plan 3**) and Swept Path Analysis (**Plan 5**).

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU
Encl.

c.c.

DPO/FSYLE, PlanD (Attn.: Ms. Andrea YAN / Ms. Olivia NG)

By E-mail

Further Information for Planning Application No. A/YL-KTN/1010**Comments from the Transport Department****Contact Person: Mr. Phil CAI (Tel: 2399 2421)**

	Comments	Responses
1.	There is length restriction at Kong Po Road. HGV is not allowed to enter Kong Po Road.	In view of the length restriction, medium goods vehicles (MGV) with length less than 7 m will be used for the daily operation of the Proposed Development. As such, MGV parking spaces are proposed instead of HGV. Please see the revised layout plan and swept path analysis for details (Plans 3 and 5).
2.	The applicant should note the local access between Kong Po Road (from Lamppost GD0271) and the site is not managed by this Department.	Noted.

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

1. A planning application (no. A/YL-KTN/923) for ‘Proposed Temporary Animal Boarding Establishment with Ancillary Facilities’ for a period of 5 years and filling of land at the subject site was submitted to the Board by the same applicant in 2023. After obtaining the planning approval, 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 and there is an increasing demand for warehouses in the area. As such, the Applicant intended to submit a fresh planning application for such use. The previously approved animal boarding establishment has not been implemented.

- END -

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 years and associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積 695sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積 450sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目 2
Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積 450sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積 450sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Refer to Plan 3	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位 -
Motorcycle Parking Spaces 電單車車位 -
Light Goods Vehicle Parking Spaces 輕型貨車泊車位 -
Medium Goods Vehicle Parking Spaces 中型貨車泊車位 2
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 -
Others (Please Specify) 其他 (請列明)
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位 -
Coach Spaces 旅遊巴車位 -
Light Goods Vehicle Spaces 輕型貨車車位 -
Medium Goods Vehicle Spaces 中型貨車車位 -
Heavy Goods Vehicle Spaces 重型貨車車位 -
Others (Please Specify) 其他 (請列明)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	450 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		2
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	9	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	39.3	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		- - - 2 - -
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數			0
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____			- - - - -

20. 2 no. of parking space for medium goods vehicles are proposed at the Site for daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 5**).
21. The Proposed Development is for warehouse use only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff is expected to access the Site by public transport, which is available at a distance of about 550 m from the Site (**Plan 6**).

Fire Safety

22. The Applicant has submitted a layout plan incorporated with the proposed fire service installations (FSI) (**Plan 7**). The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

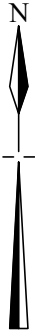
Drainage

23. The Applicant has submitted a drainage proposal with the provision of periphery u-channels and catchpits with a view to mitigating the potential adverse drainage impacts arising from the Proposed Development (**Plan 8**). The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Director of Drainage Services.

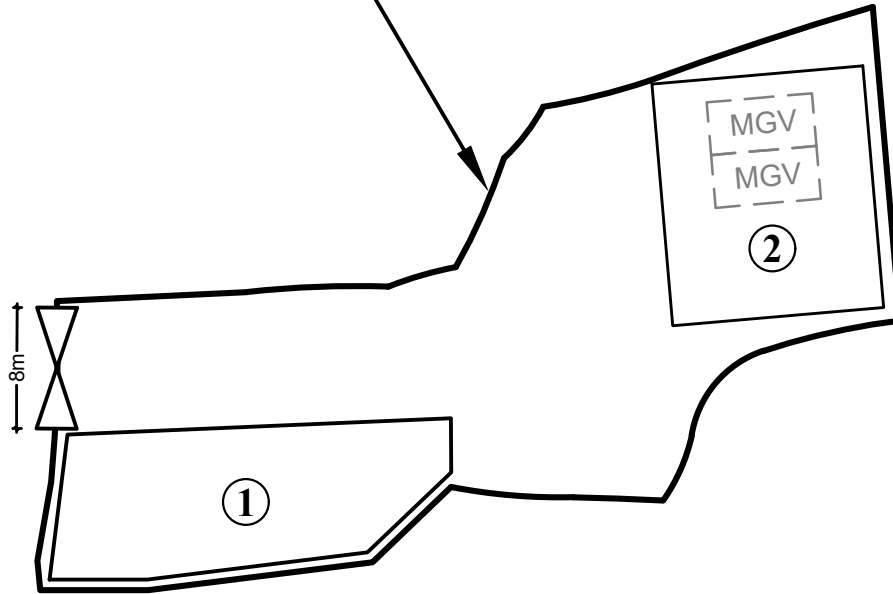
Environment

24. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
25. 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 activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -



Application Site



Legend

[MGV] Parking space for medium goods vehicle
(7m (L) x 3.5m (W))

⌞ Vehicular Ingress / Egress

Site Area (about) : 1,145 m²

No.	Use	Floor Area (about)	Covered Area (about)	Height	No. of Storeys
1	Warehouse with ancillary office	225m ²	225m ²	9m	1
2	Warehouse with ancillary office	225m ²	225m ²	9m	1
Total:		450m ²	450m ²		

1:500 (A4)

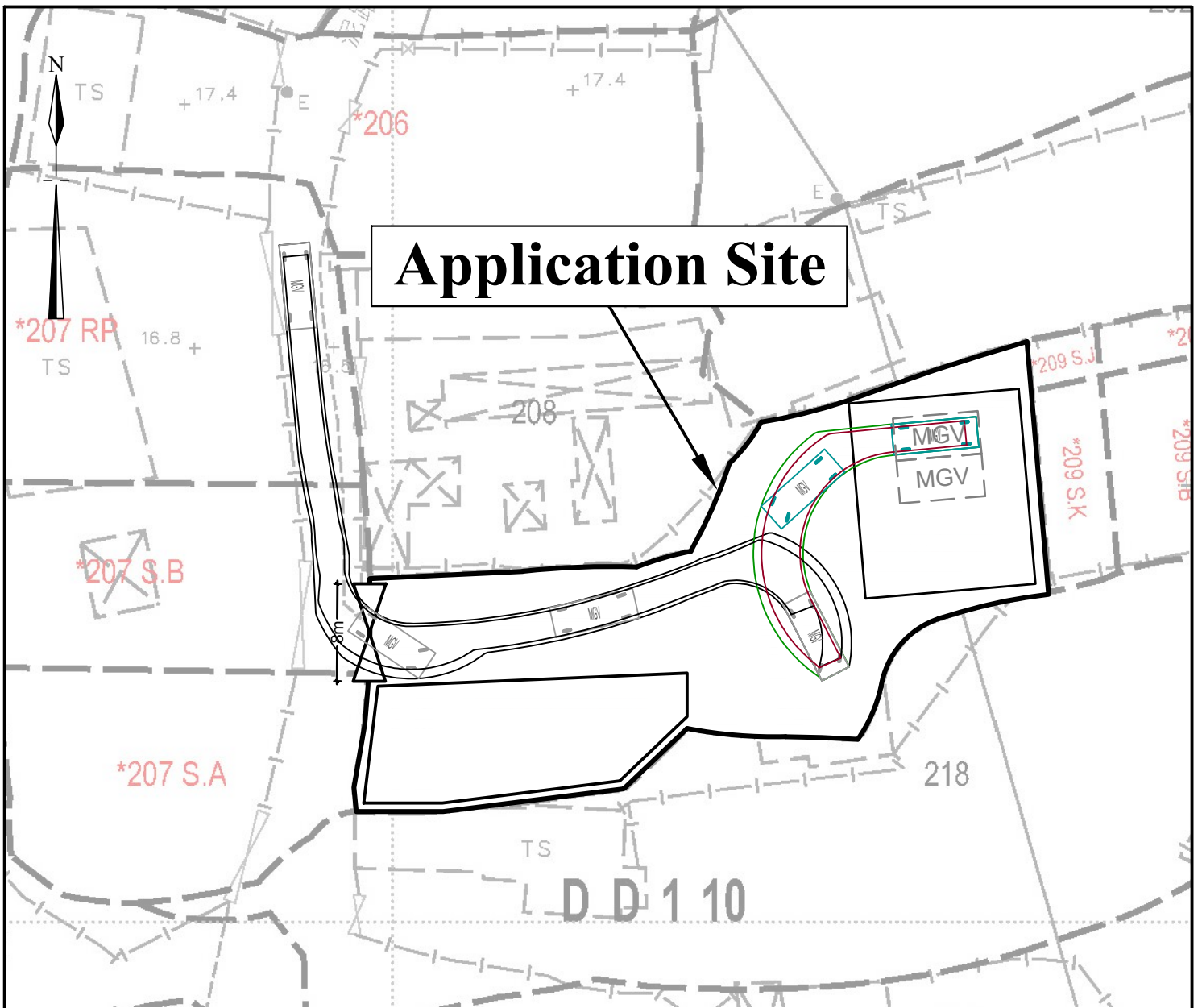
Layout Plan

Goldrich Planners & Surveyors Ltd.

March 2024

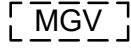


Lots 209 S.A ss1, 209 S.A ss2,
and 209 S.A RP in D.D.110

**Plan 3
(P 22089)**



Application Site

Legend

-  Parking space for medium goods vehicle (7m (L) x 3.5m (W))
-  Medium Goods Vehicle (7m (L) x 2.5m (W))
-  Vehicular Ingress / Egress

Site Area (about) : 1,145 m²

1:500 (A4)	Swept-Path Analysis Lots 209 S.A ss1, 209 S.A ss2, and 209 S.A RP in D.D.110	Goldrich Planners & Surveyors Ltd.
March 2024		Plan 5 (P 22089)