

Your Ref.: A/YL-KTN/1010

Our Ref.: P22089/TL24444

22 August 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, which serves to supersede our previous submissions under our reference P22089/TL24436 dated 19.8.2024 and P22089/TL24440 dated 20.8.2024.

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



Francis LAU

Encl.

c.c.

DPO/FSYLE, PlanD (Attn.: Mr. David CHENG)

By E-mail

Further Information for Planning Application No. A/YL-KTN/1010**Comments from Planning Department**

Contact Person: Mr. David CHENG (Tel: 3168 4046)

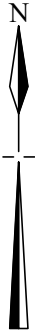
	Comments	Responses
1.	According to records, the application site is partly paved and the applicant's submission on Plan 4 (i.e. Plan Showing Proposed Land Filling Area) indicates that the entire Site will be paved. However, based on the applicant's Further Information dated 2.7.2024, it is stated that "no site formation/land filling works" will be carried out. Please clarify whether any land filling/regularisation of land filling works will be conducted. If so, please provide details on the area, level and justifications of such works and update relevant plan(s) as necessary.	The Site is partially paved with concrete. The current application also serves for filling of land for the whole Site, including regularisation of an area of 578m ² already filled and proposed filling of concrete for the remaining area of 567m ² with a depth of about 0.1m (from +15.5mPD to +15.6mPD) for the erection of temporary structures and vehicle manoeuvring. Please refer to the revised Plan Showing Existing and Proposed Land Filling Area (Plan 4) and Planning statement (Appendix I) for details.
2.	For plan 3 of the applicant's submission, the table mentions only "Warehouse with ancillary office" for structure no. 2. However, the illustration shows that the said structure also involves car parking. Please revise the wording to "Warehouse with ancillary office and covered car parking" if deemed appropriate.	Layout Plan (Plan 3) has been updated.
3.	Please confirm whether the applicant will commit to complying with the approval conditions if the current application is granted.	The applicant undertakes to comply with the approval conditions after the approval of the planning application.

Comments from Drainage Services Department

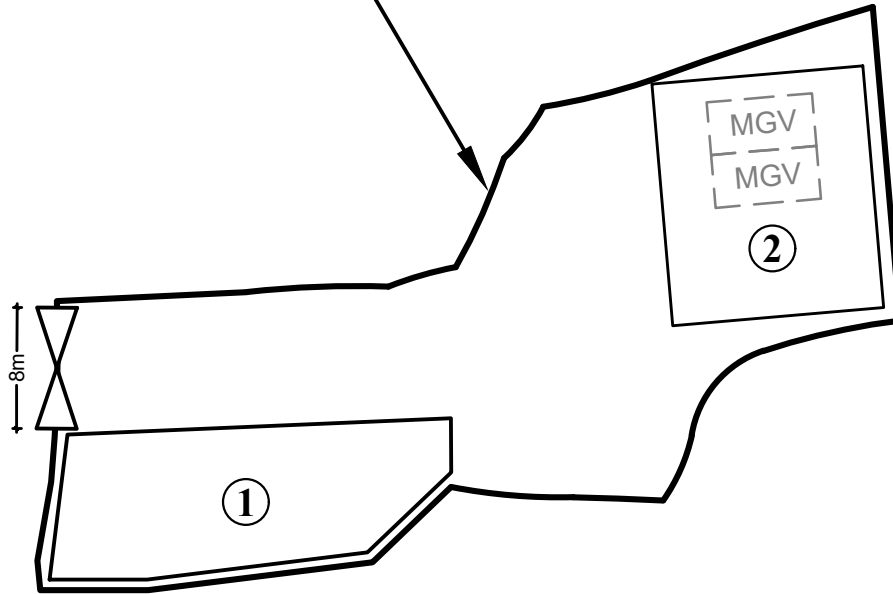
Contact Person: Mr. Terence TANG (Tel: 2300 1257)

	Comments	Responses
1.	Please update the correct DSD contact person information.	The information of DSD contact person is updated.
2.	Cross sections: Please justify the adjacent ground levels. It appears western side is higher than the application site. Please review if external catchment should be taken into account in the assessment.	There is a local track at the western side of the site. The ground level of this local track is lower than the application site. The overland flow from this track will not flow into the application site. External catchment is not required. Please refer to updated drainage proposal (Plan 8.2a) for details.
3.	Connection details of CP6 and existing U-Channel: Please indicate the outlet invert level of CP6. It should be at the same level with its inlet invert level so please revise the drawing.	The outlet invert level of CP6 is indicated on updated drainage proposal (Plan 8.1a).

- END -



Application Site



Legend

 **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 and covered car parking	225m ²	225m ²	9m	1
Total:		450m ²	450m ²		

1:500 (A4)

Layout Plan

Goldrich Planners & Surveyors Ltd.

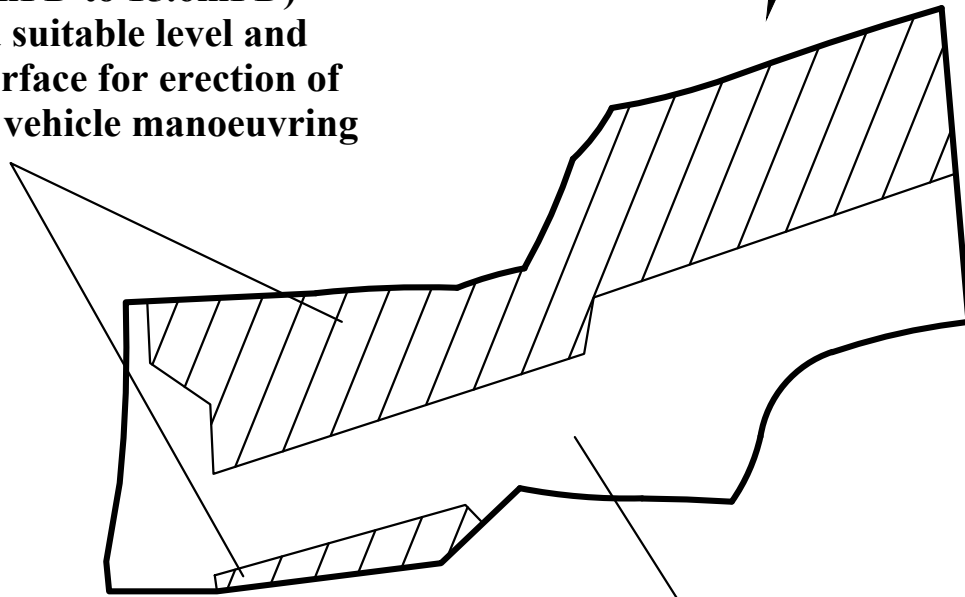
March 2024

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

**Plan 3
(P 22089)**

Application Site

This part of the site will be paved with concrete at a depth of 0.1m (from 15.5mPD to 15.6mPD) to provide a suitable level and waterproof surface for erection of structures and vehicle manoeuvring



The current application serves to regularize the existing hard-paving on site



Existing Paved Area (about) : 578m²



Proposed Paved Area (about) : 567m²

Site Area (about) : 1,145 m²

1:500 (A4)

Plan Showing Existing and Proposed Land Filling Area

Goldrich Planners & Surveyors Ltd.

August 2024

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

**Plan 4
(P 22089)**

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TSOI Tak Lee (“the Applicant”) in support of the planning application for ‘Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 years and associated Filling of Land (“the Proposed Development”) at 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 (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises 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. The Site is accessible from Kong Po Road via a local track leading to the ingress to its west.
3. The site area is about 1,145 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP. Besides, any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The Proposed Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.

9. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Warehouse with ancillary office	225	225	9	1
2	Warehouse with ancillary office and covered car parking	225	225		
Total		<u>450</u>	<u>450</u>		
		Plot Ratio	Site Coverage		
		0.39	39.3%		

10. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. The Site is partially paved with concrete of about 0.1 m in depth (i.e. 578m²). The current application serves to regularise the existing hard-paving on site. The remaining area of the Site will be paved with concrete of about 0.1 m in depth for the provision of solid ground for the erection of temporary structures and vehicle manoeuvring (**Plan 4**).
12. The Site is accessible by vehicles from Kong Po Road via a local track leading to the ingress to its north. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 5**).
13. No vegetation clearance and tree felling would be carried out at the Site.

Similar Applications

14. There are 27 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTN/692	Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years	17.1.2020
A/YL-KTN/709	Renewal of Planning Approval for Temporary Warehouse for Musical Instruments, Posters, Documents and Ancillary Caretaker's Office for a Period of 3 Years	12.6.2020
A/YL-KTN/786	Proposed Temporary Warehouse for Storage of Tail Lift for a Period of 3 Years	15.10.2021
A/YL-KTN/824	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	6.5.2022
A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022
A/YL-KTN/872	Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of 3 Years	13.1.2023

Application No.	Applied Use	Date of Approval
A/YL-KTN/880	Proposed Temporary Cold Storage for a Period of 3 Years and Filling of Land	5.5.2023
A/YL-KTN/890	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	31.3.2023
A/YL-KTN/898	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	21.4.2023
A/YL-KTN/904	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.5.2023
A/YL-KTN/905	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	19.5.2023
A/YL-KTN/907	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	9.6.2023
A/YL-KTN/920	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	28.7.2023
A/YL-KTN/925	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/928	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.8.2023
A/YL-KTN/938	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/937	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/939	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/940	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	25.8.2023
A/YL-KTN/951	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
A/YL-KTN/953	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
A/YL-KTN/955	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
A/YL-KTN/957	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023
A/YL-KTN/959	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Temporary Open Storage for a Period of 3 Years and Filling of Land	10.11.2023

Application No.	Applied Use	Date of Approval
A/YL-KTN/963	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	8.12.2023
A/YL-KTN/975	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	26.1.2024
A/YL-KTN/978	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	1.3.2024

15. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
16. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

17. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with open storage of construction materials, storage, grassland, vacant land and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Traffic

18. The trip attraction and generation rates are expected as follows:

	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	0	1
10:00 – 11:00	0	1
11:00 – 12:00	1	0
12:00 – 13:00	1	0
13:00 – 14:00	0	1
14:00 – 15:00	0	1
15:00 – 16:00	1	0
16:00 – 17:00	1	0
17:00 – 18:00	0	0
18:00 – 19:00	0	0
Total Trips	<u>4</u>	<u>4</u>

19. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
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.

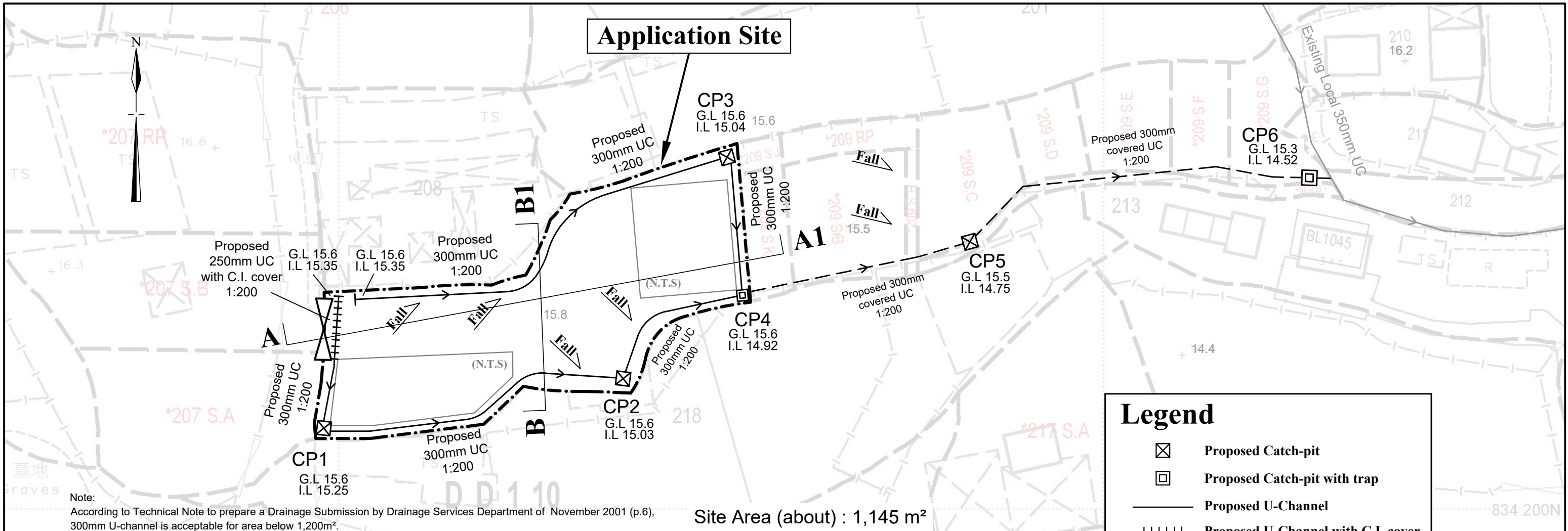
Drainage

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

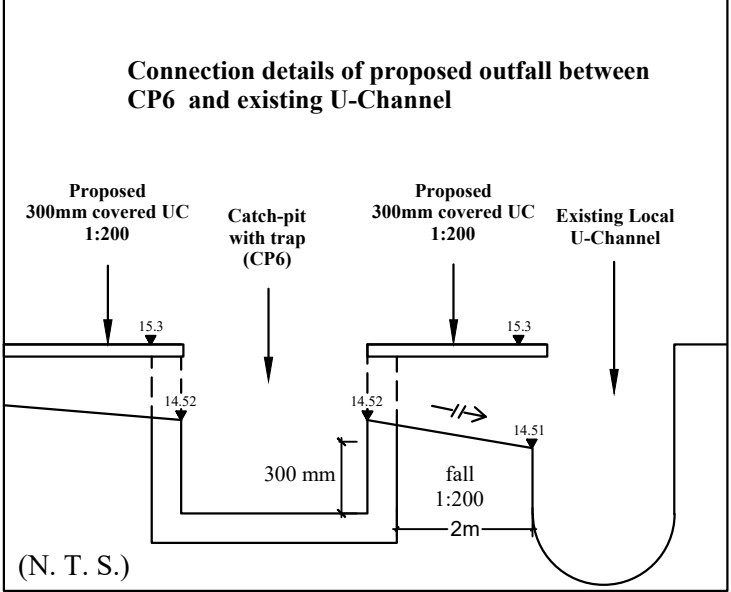
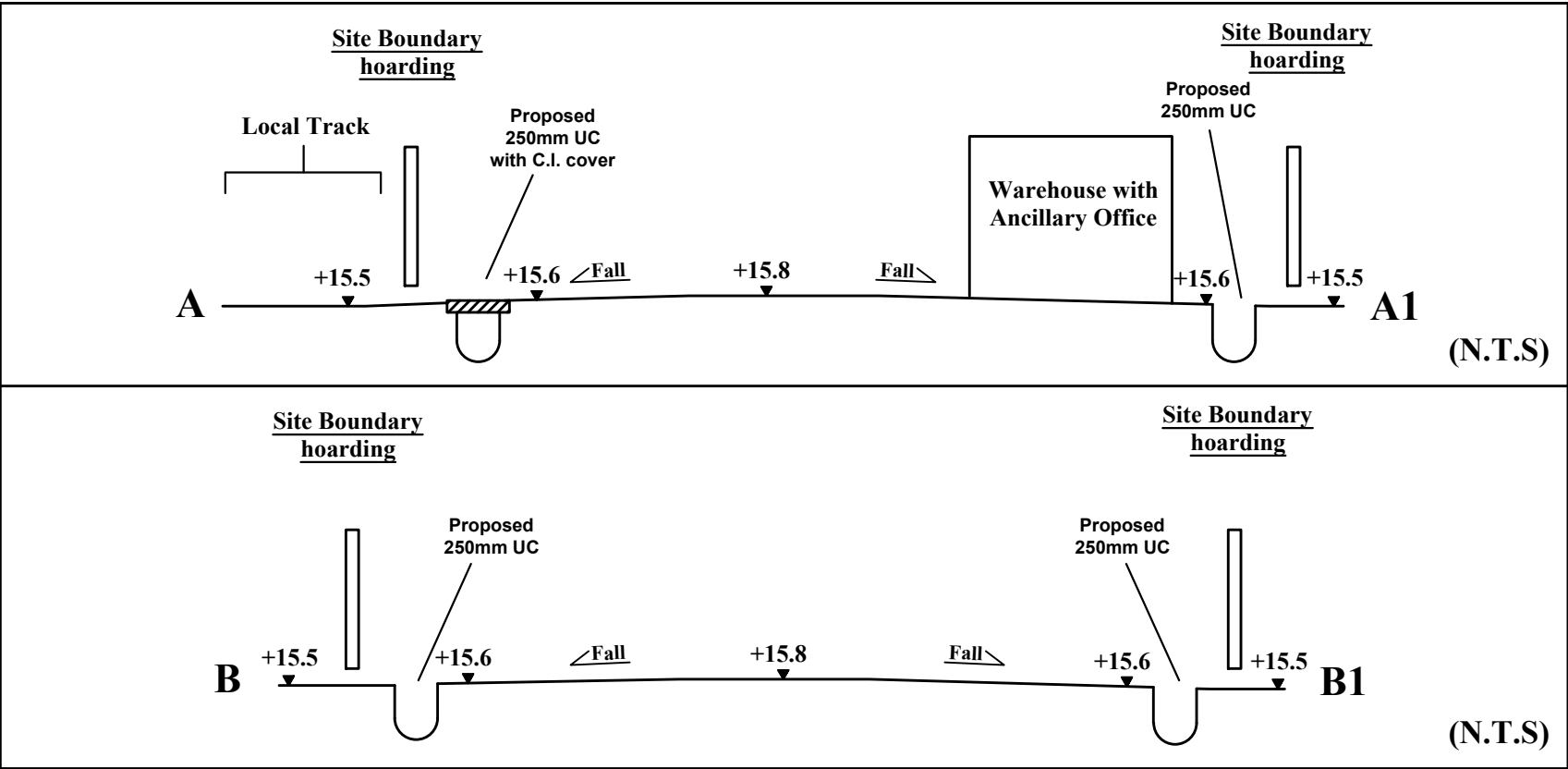
24. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental 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 -



Legend

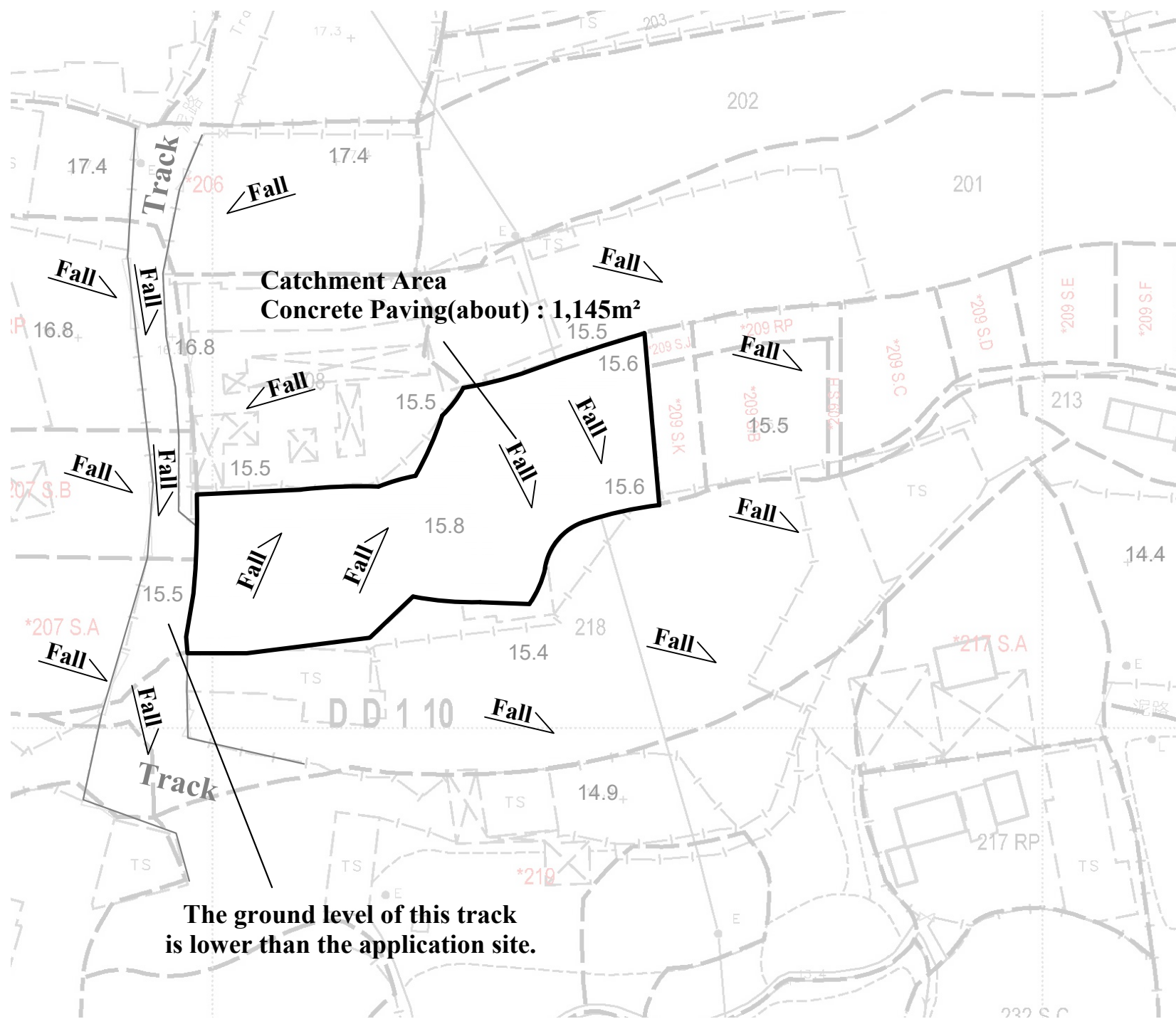
- ☒ Proposed Catch-pit
- ☐ Proposed Catch-pit with trap
- Proposed U-Channel
- ++++ Proposed U-Channel with C.I. cover
- - - Proposed Covered U-Channel
- ⋈ Vehicular Ingress / Egress
- · - · Site Boundary Hoarding with 100mm opening underneath



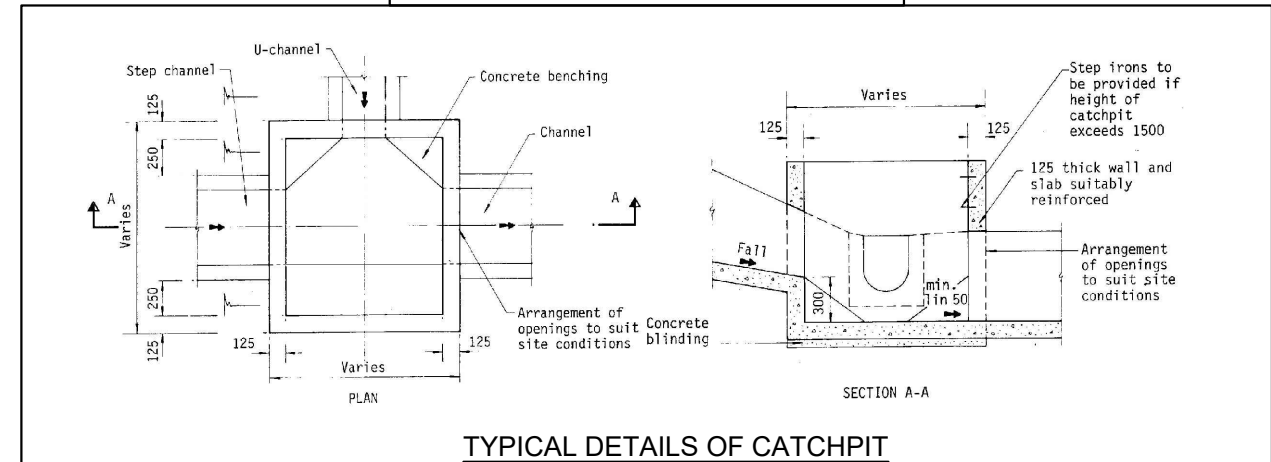
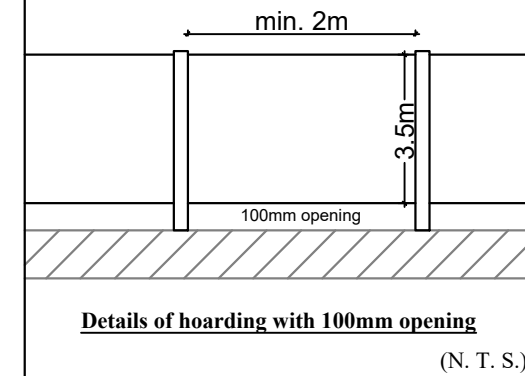
1:500 (A3)
 August 2024

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

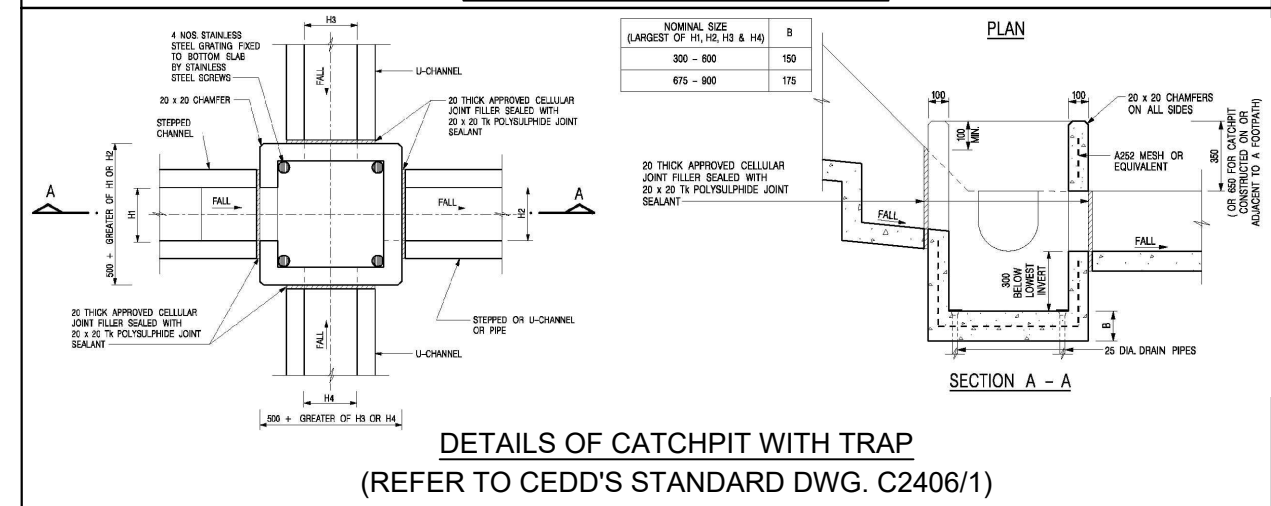
Goldrich Planners & Surveyors Ltd.
 Plan 8.1a
 (P 22089)



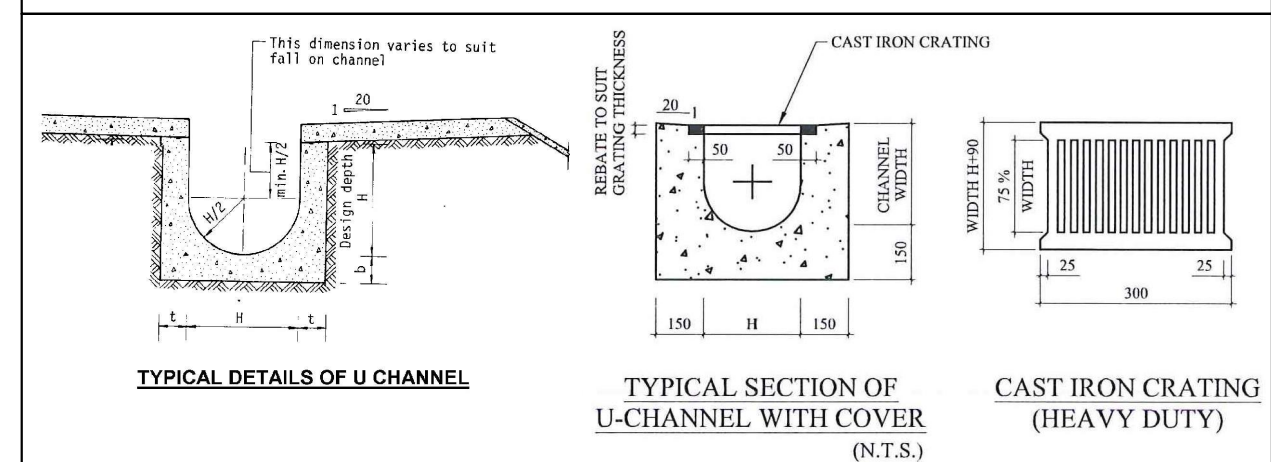
**AREA OF CATCHMENT
(N.T.S)**



TYPICAL DETAILS OF CATCHPIT



**DETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1)**



TYPICAL DETAILS OF U CHANNEL

**TYPICAL SECTION OF U-CHANNEL WITH COVER
(N.T.S.)**

**CAST IRON CRATING
(HEAVY DUTY)**

N.T.S

August 2024

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

**Goldrich Planners &
Surveyors Ltd.**

**Plan 8.2a
(P 22089)**