

Your Ref.: A/YL-KTN/1012

Our Ref.: P22096/TL24271

28 May 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)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Office for a Period of 3 Years and Associated Filling of Land in
“Agriculture” Zone, Lots 1046, 1047 S.A, 1047 RP, 1049 S.A, 1049 S.B RP(Part),
1049 RP(Part) and 1054 in D.D. 109, Kam Tin, Yuen Long, New Territories
(S.16 Planning Application No. A/YL-KTN/1012)**

We write to submit FI in response to departmental comments conveyed by the Planning Department (Contact person:) 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 / Ms. Olivia NG)

By E-mail only

Further Information for Planning Application No. A/YL-KTN/1012**Response-to-Comment****Comments from the Planning Department**

	Comment	Response
1.	The application site is located in a rural inland plains landscape character comprising of farmlands, vacant lands, temporary structures and scattered tree groups. According to the record, there is no previous approved planning application for the similar use within the same “AGR” zone in the proximity to the site. There is concern that approval of the application may alter the landscape character.	According to record, there are 34 similar applications approved by the Rural and New Town Planning Committee within the “AGR” zone on the concerned OZP in the past 5 years. They were approved mainly on the grounds 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. Please refer to Appendix I for more details.

Comments from the Antiquities and Monuments Office

	Comment	Response
1.	As the application site is situated within the Tai Kong Po Site of Archaeological Interest, the applicant is required to confirm / clarify with the Antiquities and Monuments Office (AMO) whether there is any ground excavation proposed for the development including but not limited to site formation works, drainage works, sewerage works, construction of septic tank etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation for AMO’s further comment.	<p>No ground excavation, septic tank and sewerage works are proposed for the development.</p> <p>The entire site will be paved with concrete of about 0.2m in depth to provide waterproof surface for erection of the proposed structure. Please refer to the plan showing the proposed filling of land (Plan 4) for details.</p> <p>For drainage work, the excavation of surface soil at the periphery of the site for the construction of u-channel will be required by Drainage Services Department for compliance with the approval condition if the application is approved by the Town Planning Board. This drainage works do not involve a large area of ground excavation. AMO will be informed if there is any discovery of archaeological deposits at the Site.</p>

Comments from the Lands Department

	Comment	Response
1.	LandsD has reservation on the planning application since there are unauthorized structures and uses on Lot No. 1049 S.B RP in D.D. 109 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.	Kindly note that all the unauthorized structures will be removed.
2.	If the planning application is approved, the lot owner(s) shall apply to this office for Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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.	The lot owner will apply to the Lands Department for a Short Term Waiver when planning application is approved.

Comments from the Drainage Services Department

	Comment	Response
1.	The applicant is advised that Drainage Impact Assessment is required for this application as the size of application site is larger than 1 hectare.	Noted. A Drainage Impact Assessment will be submitted once prepared.

- END -

Similar Applications

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
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

Application No.	Applied Use	Date of Approval
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
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

Application No.	Applied Use	Date of Approval
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
A/YL-KTN/988	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land	5.4.2024
A/YL-KTN/992	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	5.4.2024
A/YL-KTN/995	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
A/YL-KTN/993	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	5.4.2024
A/YL-KTN/970	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land	19.4.2024
A/YL-KTN/976	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Filling of Land	19.4.2024
A/YL-KTN/996	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	19.4.2024