

Our Ref. : DD107 Lot 925 RP & VL
Your Ref. : TPB/A/YL-KTN/1033

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

By Email

7 August 2024

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1033)

We are writing to submit further information to address departmental comments on the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at _____ or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk)

(Attn.: Ms. Olivia NG

email: olyng@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories

(Application No. A/YL-KTN/1033)

(i) A RtoC Table:

1. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Mr. David CHENG; Tel.: 3168 4046)	
(a)	<p>The application site (the Site) is subject to the previous application No. A/YL-KTN/859 for temporary holiday camp and barbecue site involving low proportion of land filling. The Site is also adjacent to the site of another application No. A/YL-KTN/1031 currently under processing which involves proposed land filling for the entire site of about 2,588 sqm. As the subject Site is adjacent to cluster of active farmland, justifications including relevant technical proposal(s)/ assessment(s), where applicable, should be provided to demonstrate that the proposed use would not induce compatibility issue and adverse impacts including environmental and drainage impacts on the surrounding uses and farmland.</p>
	<p>The proposed development with 5 single storey low rise structures is considered not incompatible with surrounding areas, which are dominated by temporary structures for warehouses, holiday camps and animal boarding establishments, etc.</p> <p>Fencing will be erected along the whole application site (the Site) to mitigate potential nuisances to the surrounding areas. Restricted operation hours (i.e. from Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday) will take place at the Site during the planning approval period.</p> <p>Adequate mitigation measures, i.e. submission and implementation of the drainage and fire service installations (FSIs) proposals, will be provided by the applicant to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.</p>
(b)	<p>The proposed layout involves a low site coverage of only about 41% for warehouse structures whereas an extensive open area of about 59% of the Site remains for circulation/access/parking/loading/unloading. Justifications should be provided to demonstrate that any alternative layouts/site configurations which can minimise the extent of land</p>
	<p>As the nature of the warehouse operation requires efficient vehicle circulation, ample loading/unloading areas, and adequate parking spaces. The proposed layout with extensive open area is considered necessary to accommodate the seamless movement of light goods vehicle, forklifts, and other equipment, as well as the safe separation of staff and vehicular traffic.</p>

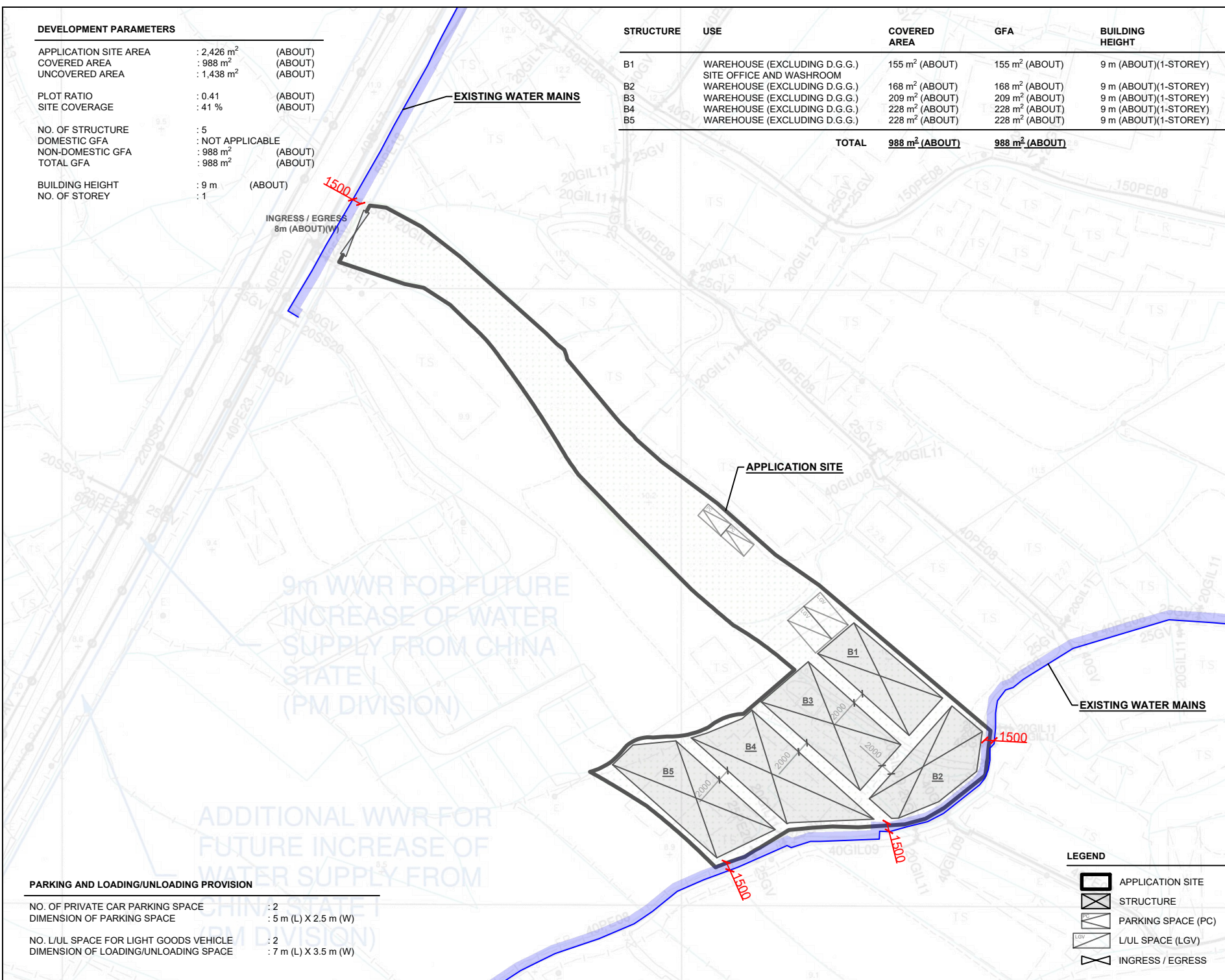
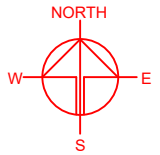
	filling and reduce the chance of abuse for open storage use are not feasible.	In addition, due to the existing narrow shape of the site configurations, the proposed filling of land is considered necessary, in order to provide a flat surface to accommodate the necessary maneuverability of the vehicles.
(c)	The proposed warehouse structures, while separated by 2m-buffer from each other, are clustered in proximity taking up a total area of about 988 sqm. Justifications including relevant technical proposal(s)/ assessment(s), where applicable, should be provided to demonstrate that the proposed use and layout would not induce fire safety risk.	The applicant will submit and implement the FSIs proposal to provide sufficient fire fighting equipment within the Site to the satisfaction of the Director of Fire Services after planning approval has been granted by the Board.
2. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S. L. CHENG; Tel.: 2443 1072)		
(a)	LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot Nos. 925 RP and 927 in D.D. 107 which is/are 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.	The applicant will submit Short Term Wavier (STW) application to rectify the applied use after planning approval has been obtained from the Board. No structure is proposed for domestic use.
(b)	If the planning application is approved, the STW holder(s) will need to apply to this office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to this office for a STW to permit the structure(s) erected within Lot Nos. 925 RP and 927 in D.D. 107. The application(s) for STW will be considered by the Government in it capacity as a landlord and there is no guarantee that they 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.	
3. Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) (Contact Person: Mr. H. Y. HO; Tel.: 2152 5778)		
(a)	Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.	A layout plan showing at least 1.5 m setback from the existing water mains as a waterworks reserve is provided for your consideration (Plan 1). No structure will be erected and no material will be stored within the waterworks reserve area. Free access will be provided for staff / contractor of WSD to carry out construction, inspection, operation, maintenance and repair works at any time during the planning approval period.
(b)	In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5metres from the center line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	
(c)	No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	No trees or shrubs with penetrating roots will be planted within the waterworks reserve or in the vicinity of the water main.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,426 m ²	(ABOUT)
COVERED AREA	: 988 m ²	(ABOUT)
UNCOVERED AREA	: 1,438 m ²	(ABOUT)
PLOT RATIO	: 0.41	(ABOUT)
SITE COVERAGE	: 41 %	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 988 m ²	(ABOUT)
TOTAL GFA	: 988 m ²	(ABOUT)
BUILDING HEIGHT	: 9 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE AND WASHROOM	155 m ² (ABOUT)	155 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	168 m ² (ABOUT)	168 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	209 m ² (ABOUT)	209 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	228 m ² (ABOUT)	228 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	228 m ² (ABOUT)	228 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
TOTAL		988 m² (ABOUT)	988 m² (ABOUT)	



9m WWR FOR FUTURE INCREASE OF WATER SUPPLY FROM CHINA STATE I (PM DIVISION)

ADDITIONAL WWR FOR FUTURE INCREASE OF WATER SUPPLY FROM CHINA STATE I (PM DIVISION)

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY LT DATE 2.8.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 1 VER. 001