

寄件者: Rich Gold [REDACTED]
寄件日期: 2025年03月04日星期二 17:45
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: Planning Application No. A/YL-KTN/1089 - Submission of Further Information
附件: KTN1089_P24065_FI_4.3.2025.pdf
類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,
Janice Tang

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Your Ref.: A/YL-KTN/1089

Our Ref.: P24065/TL25071

4 March 2025

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 936 RP (Part) in D.D. 109, Lots 34 (Part) and 750 S.B RP (Part)
in D.D. 110, Yuen Long, New Territories
(Application No. A/YL-KTN/1089)**

We would like to clarify that about 97% of the Site (i.e. 1,654 m²) has been filled with concrete/asphalt of about 0.2 m in depth (from 7.4mPD to 7.6mPD) for the provision of solid ground for vehicle maneuvering and the remaining area of the Site has been filled with soil of about 0.2 m in depth (from 7.4mPD to 7.6mPD). The current application serves to regularize the existing filling of land on site.

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

1. Page 2 of Planning Statement (**Appendix I**); and
2. Plan showing Existing Filling of Land (**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)

10. About 97% of the Site (i.e. 1,654 m²) has been filled with concrete/asphalt of about 0.2 m in depth (from 7.4mPD to 7.6mPD) for the provision of solid ground for vehicle manoeuvring and the remaining area of the Site has been filled with soil of about 0.2 m in depth (from 7.4mPD to 7.6mPD). The current application serves to regularise the existing filling of land on site (**Plan 5**).

Similar Applications

11. There are 4 similar applications for vehicle park use approved by the Committee within or straddling the “AGR” zone on the OZP in the past 5 years:

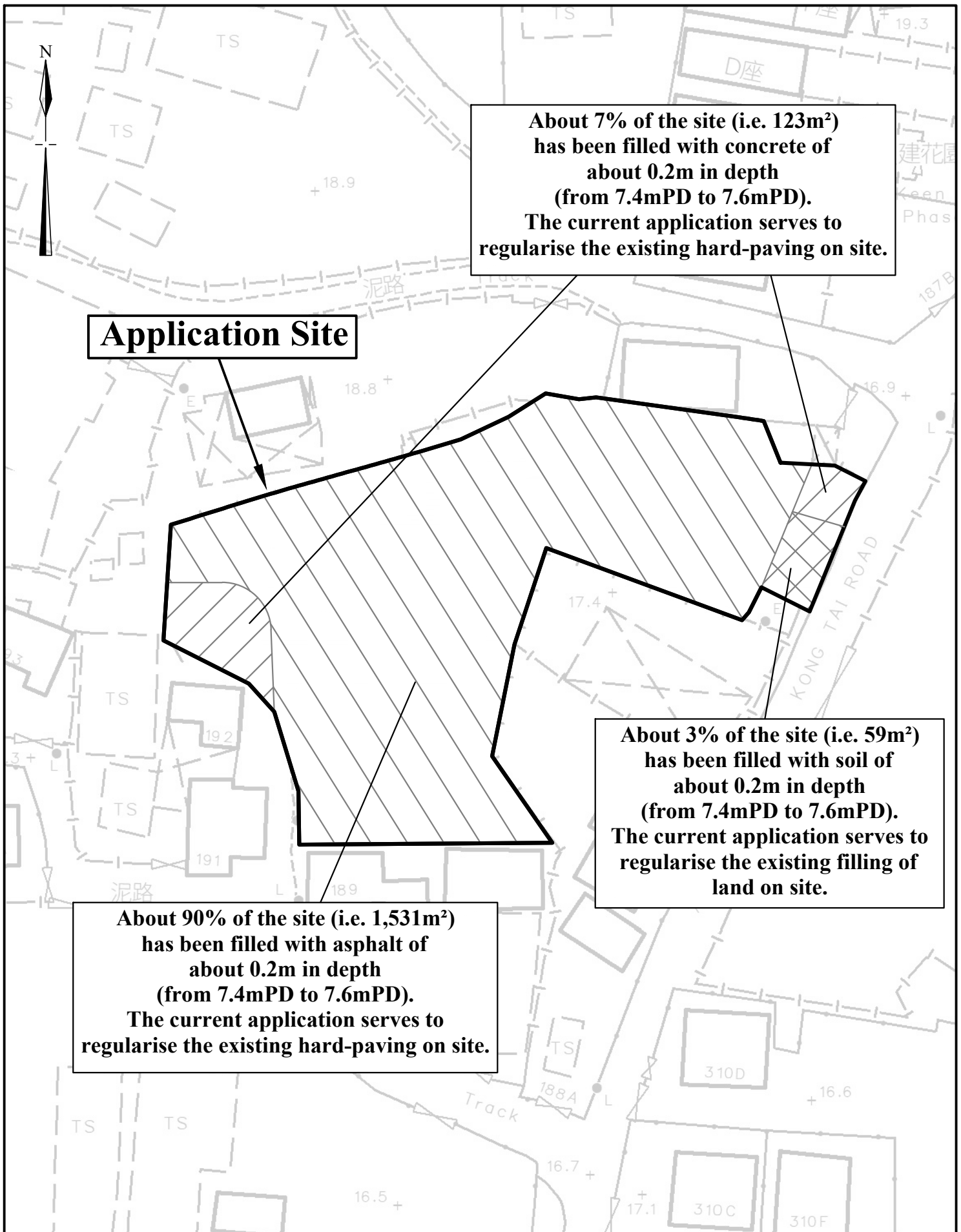
Application No.	Applied Use	Date of Approval
A/YL-KTN/816	Proposed Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years and Filling of Land	18.2.2022
A/YL-KTN/961	Temporary Vehicle Park (Excluding Container Vehicles) for a Period of 3 Years and Filling of Land	5.4.2024
A/YL-KTN/1038	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility for a Period of Three Years and Associated Filling of Land	20.9.2024
A/YL-KTN/985	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Associated Filling of Land	4.10.2024

12. The similar applications were approved by the Committee between 2022 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.
13. 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

14. Given that no structures will be erected at the Site, the applied use is considered not incompatible with surrounding land uses mainly comprising warehouses, shop and services, residential dwellings and agricultural land. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.



1:500	Plan Showing Existing Filling of Land	Goldrich Planners & Surveyors Ltd.
March 2025	Lots 34(part), 750 S.B RP(part) in D.D. 110 and Lot 936 RP(part) in D.D. 109 Kam Tin, Yuen Long, New Territories	Plan 5 (P 24065)