



By Email and Post

Date : 13 November 2024
Your Ref.: TPB/A/YL-KTS/1032
Our Ref. : LDS/PLAN/7081

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


Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) and Associated Filling of Land for a Period of 3 Years at Lots 123 RP, 124 (Part), 125 (Part), 126 (Part) and 127 (Part) in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.
(Application No. A/YL-KTS/1032)

We refer to the comments from Fanling, Sheung Shui & Yuen Long East District Planning Office on the captioned application and submit herewith our response in **Table 1** for your consideration.

Should there be any queries, please contact our [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

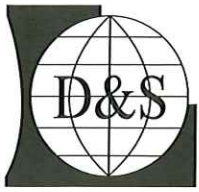
Lawson David & Sung 

Encl.

c.c. DPO/FS&YLE (Attn.: Mr. Gary Lam) – By Email
Client

Table 1: Responses to Comments from Government Department on Planning Application No. A/YL-KTS/1032

COMMENTS	RESPONSES
1. Planning Department	
<p>(a) Please provide information on the site which the affected operation is currently temporarily relocated.</p>	<p>(a) Please note that the Applicants' former warehouses at Ma Tso Lung had been cleared from the government land resumption for development of Kwu Tung North New Development Area in early 2022. Due to lack of available storage yards / warehouses of similar sizes in the market, the Applicants could only relocate to a warehouse site with a much smaller floor area that was available to move in instantly.</p> <p>While the Applicants had later found the Application Site and applied for the previous application (Application No. A/YL-KTS/946) for the proposed warehouses in 2023, it should be noted that the temporarily relocated warehouse could not fit in their entire operations and the Applicants had to downsize their business operations until the Application Site is ready for them to move in.</p> <p>Additionally, the Applicants noted that the temporarily relocated warehouse is only on a short tenancy period as they initially intended to seek for a larger site to fit in their entire operations. As the temporarily relocated warehouse is not deemed suitable for their long term operation, the Applicants will terminate their operations and tenancy at the temporarily relocated warehouse when the Application Site is ready for them to move in.</p>
<p>(b) Please confirm that the entire Site (6,133m²) will be filled with concrete with a depth of not more than 0.2m up to a level of +16.8mPD to 17.45mPD for site formation of structures, vehicular circulation, parking and loading/unloading space to meet the operational needs. The Site will be reinstated upon expiry of planning approval.</p>	<p>(b) The Applicants confirm that the entire Application Site will be filled with concrete (except for the portion designated for tree planting or landscape area) with a depth of not more than 0.2m up to a level of +16.8mPD to 17.45mPD for site formation of structures, vehicular circulation, parking and loading/unloading space to meet the operational needs. The Application Site will be reinstated upon expiry of the planning approval.</p>



By Email and Post

Date : 15 November 2024
Your Ref.: TPB/A/YL-KTS/1032
Our Ref. : LDS/PLAN/7081

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

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) and Associated Filling of Land for a Period of 3 Years at Lots 123 RP, 124 (Part), 125 (Part), 126 (Part) and 127 (Part) in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.
(Application No. A/YL-KTS/1032)

We refer to the comments from Fanling, Sheung Shui & Yuen Long East District Planning Office on the captioned application and would like to clarify on the particulars of the proposed land filling as below:-

	Area (about)	Material	Depth
Land Filling Area for Site Formation of Structures, Vehicle Circulation, Parking and Loading/Unloading	6,099 sq.m.	Concrete	Not more than 0.2m
Land Filling Area for Tree Planting and Landscape Area	34 sq.m.	Soil	Not more than 0.2m
Total	6,133 sq.m.	/	/

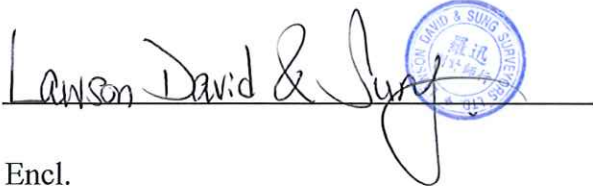

A revised Land Filling Plan is also attached at **Figure 6A** for your reference.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at [REDACTED]

Yours faithfully,

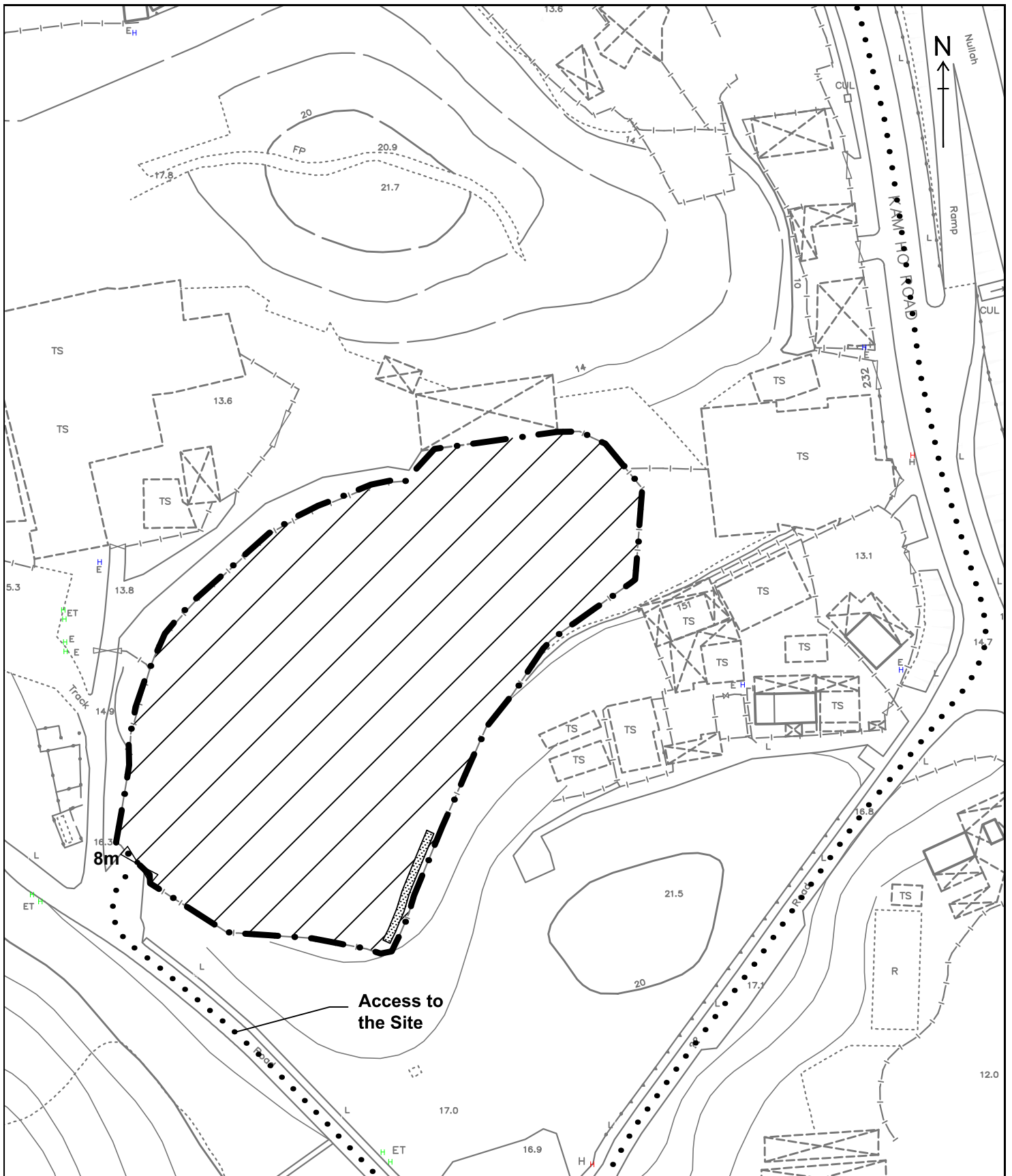
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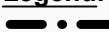


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Legend:

-  Application Site (Area: about 6,133 sq.m.)
-  Land Filling Area for Site Formation of Structures, Vehicle Circulation, Parking and Loading/Unloading (Area: about 6,099 sq.m., Depth: not more than 0.2m, Material: Concrete)
-  Land Filling Area for Tree Planting or Landscape Area (Area: about 34 sq.m., Depth: not more than 0.2m, Material: Soil)

Land Filling Plan

Figure 6A

Scale 1:1000



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