



Date : 14th June, 2024
Our Ref. : ADCL/PLG-10289/L003

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years at Lot Nos. 1809 (Part), 1813, 1814, 1815 (Part), 1816, 1817 (Part), 1819, 1820, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831 S.A, 1831 S.B, 1832, 1833, 1834, 1835, 1837, 1838, 1839 (Part), 1840, 1841, 1842 and 1843 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
(Planning Application No. A/YL-LFS/522)**

We refer to the latest comments from Urban Design and Landscape, Planning Department (dated 13.6.2024) and would like to enclose herewith our Responses-to-Comments Table and Landscape Proposal to address the abovementioned departmental comments for their consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at [REDACTED]

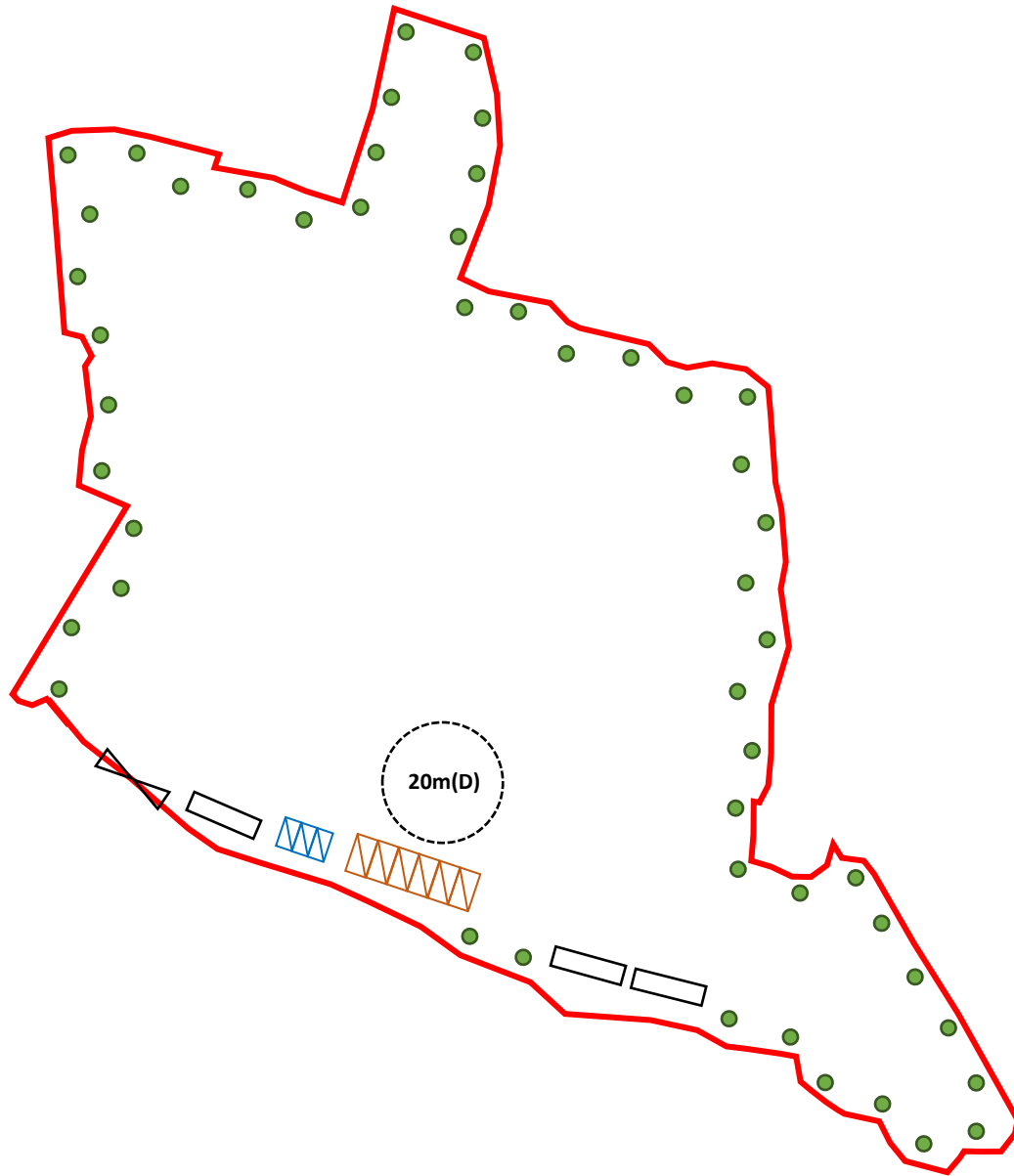
Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited

Thomas Luk
Planning Consultant

Encl.
c.c. Client
DPO/TM&YLW, PlanD (Attn: Mr. Keith WONG)

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years at Lot Nos. 1809 (Part), 1813, 1814, 1815 (Part), 1816, 1817 (Part), 1819, 1820, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831 S.A, 1831 S.B, 1832, 1833, 1834, 1835, 1837, 1838, 1839 (Part), 1840, 1841, 1842 and 1843 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Urban Design and Landscape, Planning Department (UD&L, PlanD)	13.06.2024	<p>According to the aerial photo of 2023, the Site is situated in area of miscellaneous rural fringe landscape character predominated by warehouses, open storage yard, village houses, graveyard and scattered tree groups. From the site photos taken by DPO on 31.5.2024, the Site was vacant and covered with bare soil surface and concrete. Existing trees/vegetation within the Site were observed in the aerial photo of 2023, extensive site formation and removal of existing trees and vegetation were already undertaken at the Site.</p> <p>No mitigation measures and landscape proposal are proposed by the applicant to demonstrate that the proposed uses would not have adverse landscape impact on the subject site and surrounding areas. We would reserve our comment upon receipt of the required landscape technical information in accordance with “Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131)” for consideration.</p>	<p>As part of the landscape mitigation measures, the applicant proposes to plant 50 new trees (species: <i>Ficus microcarpa</i>) along the periphery of the application site. These trees will have a minimum height of 2.75m and will be planted with a minimum spacing of 4m. The proposed trees will be positioned at least 1m from the boundary fencing and 3m from any buildings on-site, as shown in the Landscape Proposal (see enclosed).</p> <p>The landscape design aims to enhance the overall visual quality of the application site by providing improved greenery. Upon approval of the current application, the applicant will ensure regular maintenance, adequate watering, and replacement of any dying or dead plants to keep the landscaping in good condition during the planning approval period.</p>



LEGEND:

- The Application Site
- Proposed Trees
Total: 50 nos. *Ficus microcarpa*
(Min. 2.75m tall, 4m spacing)

Remarks: All trees will be planted at least 1m between the trees and boundary fencing, and 3m between trees and buildings.

(For Identification Only)

Project:

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Title:

Landscape Proposal

Figure:

1

Scale:

Not to Scale

Date:

June 2024

Ref.: ADCL/PLG-10289-L003/F001



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司