

Our Ref.: DD104 Lot 3719 S.C RP
Your Ref.: TPB/A/YL-NSW/326

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

By Email

22 July 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 "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" and "Residential (Group D)" Zones, Lot 3719 S.C RP (Part) in D.D. 104, Pok Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/326)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Christian CHIM at (852) [REDACTED]; 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. Gary LAM
(Attn.: Mr. Ryan CHAN

email: gtlam@pland.gov.hk)
email: rlychan@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 "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" and "Residential (Group D)" Zones, Lot 3719 S.C RP (Part) in D.D. 104, Pok Wai, Yuen Long, New Territories

(Application No. A/YL-NSW/326)

(i) A RtoC Table:

Departmental Comments	Applicant's Responses
1. Comments from Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Dr. Azaria WONG; Tel: 2150 6932)	
<p>(a) Although the application site has been used for brownfield operations for years according to the application materials, its entirely falls within the Wetland Buffer Area and largely within the "OU(CDWRA)" zone. An Ecological Impact Assessment is required to support the application unless exempted according to TPB PG-No. 12C.</p>	<p>According to Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C), temporary use is exempted from the requirement of Ecological Impact Assessment within the Wetland Buffer Area.</p> <p>The applicant would adopt mitigation measures against potential nuisance to the surroundings, including the erection of 2.5m high solid metal fencing with thickness of 5mm along the whole site boundary and 3m buffer area with green wall are proposed at the northern boundary of the Site to separate the proposed development and the nearby dwellings (Plan 1). The boundary fencing and green wall will be installed properly by licensed contractor and maintenance will be conducted regularly to prevent misalignment of walls and to ensure that there is no gap or silt on boundary fencing and green wall.</p> <p>The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and 'Professional Persons Environmental Consultative Committee Practice Note' issued by Environmental Protection Department to minimise adverse environmental impacts and</p>

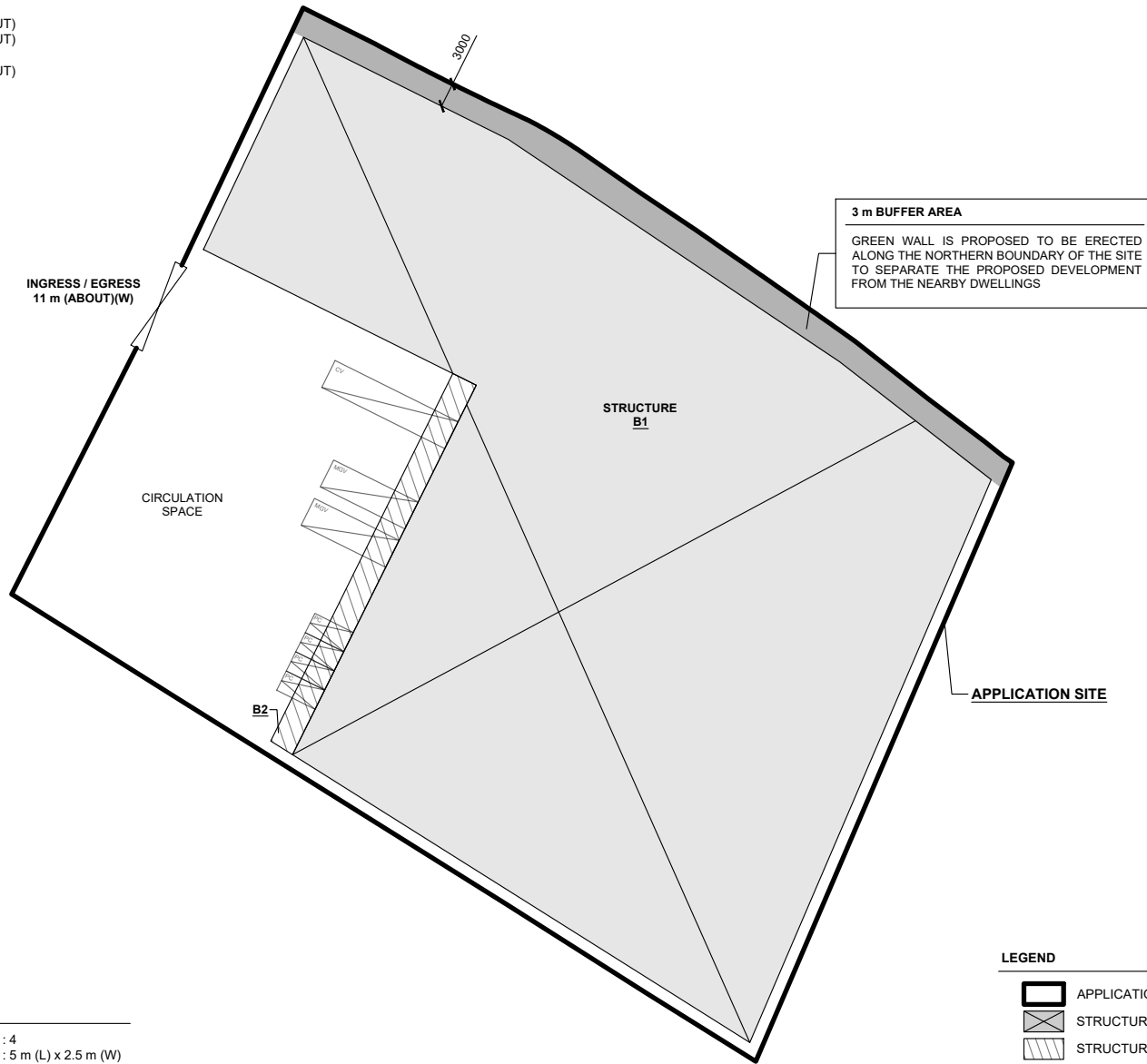
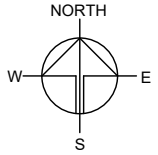
		<p>nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. <i>Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance</i> etc. at any time during the planning approval period.</p>
<p>2. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. W. K. YIP; Tel: 2443 3474)</p>		
(a)	<p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) or uses on the private lot which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularize the lease breaches as demanded by LandsD.</p>	<p>Noted. The applicant will submit Short Term Waiver applications to Lands Department to make way for erection of the proposed structures at the Site once planning approval is granted by the Town Planning Board. No structure is proposed for domestic use.</p>

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 7,736 m ²	(ABOUT)
COVERED AREA	: 5,538 m ²	(ABOUT)
UNCOVERED AREA	: 2,198 m ²	(ABOUT)
PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 72 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 10,931 m ²	(ABOUT)
TOTAL GFA	: 10,931 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE, WASHROOM	5,393m ² (ABOUT)	10,786 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR L/UL ACTIVITIES	145 m ² (ABOUT)	145 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		5,538 m² (ABOUT)	10,931 m² (ABOUT)	

*D.D.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (MEDIUM GOODS VEHICLE)
	L/UL SPACE (CONTAINER VEHICLE)
	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

LOT 3719 S.C.RP (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY: MN DATE: 18.3.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN

DWG. NO.: PLAN 1 VER.: 001