

Our Ref.: DD115 Lot 1212 S.A ss.3
Your Ref.: TPB/A/YL-NSW/334

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

By Email

12 February 2025

Dear Sir,

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” Zone, Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115
and Adjoining Government Land, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NSW/334)

We write to submit further information in response to departmental comments of the subject application (*enclosed*).

Should you require more information regarding the application, please contact our [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




Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM
(Attn.: Mr. Michael SO

email: gtlam@pland.gov.hk)
email: mckso@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” Zone, Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115
and Adjoining Government Land, Yuen Long, New Territories**

(Application No. A/YL-NSW/334)

- (i) The applicant provides the following supplementary information for the application:
- it is confirmed that all items would be stored within fully enclosed structures. No dangerous goods will be stored, and no open storage or workshop activities will be carried out at the application site (the Site);
 - the layout plan has been updated to illustrate the proposed 2.5 m high solid metal fencing and compensatory planting at the Site. The strip of compensatory planting is 5.7 m (about) in width. Please refer to the revised layout plan at **Annex 1**;
 - the plan showing the filling of land has been updated to reflect the reduced filling of land to give room for the compensatory planting at the Site. Portion of the Site (10,997 m² (about), 93.4% of the Site) is proposed to be filled with concrete of not more than 0.2 m in depth, up to a level ranging from +4.3 mPD to +5.0 mPD for site formation of structures, vehicular circulation, and parking and loading/unloading spaces. The remaining unpaved portion of the Site (773 m² (about), 6.6% of the Site) which will be covered with soil, will be reserved for compensatory planting. Please refer to the plan showing the filling of land at **Annex 1**;
 - the applicant will reinstate the Site to an amenity area upon expiry of the planning approval period; and
 - the existing trees are proposed to be felled to provide space for the site formation and construction of drainage facilities at the Site, with a view to mitigating the potential adverse drainage impact to the surrounding area.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments from the Commissioner for Transport (C for T)		
(a)	The applicant should demonstrate with a layout plan with swept path that there are sufficient space at junction of Chung Yip Road and Lau Yip Street, and junctions along Lau Yip Street	The swept path analyses have demonstrated the smooth manoeuvring of container vehicle at junction of Chung Yip Road and Lau Yip Street, and junctions along Lau Yip Street. Please refer to the swept path analyses at Annex 2 .
2. Comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	Please review the year of report as stated on report cover page should be 2024.	Noted.
(b)	According to SDM, the impact of a 50-year event should be assessed. Therefore, the design calculations cannot be assessed due to wrong assumption adopted. The RPE should critically review the design complying with the requirements stated in SDM.	Noted. The design return period is revised to 1 in 50 years. Please refer to the updated Appendix A of the DIA at Annex 3a .
(c)	There is a new development at D.D. 115 Lot 1677 where the existing stream was located within. The mentioned stream has been modified due to the development so that the flow path was no longer valid. Please liaise with the developer to update the latest flow path and provide supporting hydraulic checking for the downstream accordingly. Please be reminded the applicant shall resolve any conflict/disagreement with relevant lot owner.	Noted. The proposed discharge point is revised to existing box culvert near Lau Yip Road.
(d)	Figure 5 - The ground levels of adjacent sites should be provided in sections. Please provide more sections for comment, including the section cutting through the existing pond.	Noted. Please refer to updated Figure 5 of the DIA. An additional Section C-C is added showing the level of the existing pond (base on LiDAR data).
(e)	Appendix A - Please provide detailed calculation steps for To estimation.	Noted. Please refer to updated Appendix A of the DIA.

(f)	Figure 4 - Please review if external catchment area from the south should be included, please justify if for not inclusive.	Further to the site visit, the external catchment area from the south is an existing low-level area (please refer to photos 6 and 7 in Appendix D of the DIA). The south external catchment is not anticipated to have runoff to the proposed site.
(g)	The submitted DIA appears not comply with most of the requirements set out in DSD Advice Note No. 1. It is noted that most of the required information as stated in Appendix I and II of DSD Advice Note No. 1 have not been provided. Please provide a checklist including the requirements in Appendix I and II of DSD Advice Note No. 1 for reference.	Noted. Please refer to the attached " <i>Checklist to requirements in Appendix I and II of DSD Advice Note No 1</i> " at Annex 3b .