

Our Ref. : DD135 Lot 8
Your Ref. : TPB/A/YL-PN/77

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

By Email

10 July 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Lot 8 (Part) in D.D. 135, Sheung Pak Nai, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-PN/77)

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) 2339 0884 / christianchim@r-riches.com.hk or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited




Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Keith WONG

email: kpswong@pland.gov.hk)

(Attn.: Mr. Wilson TSE

email: wcytse@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years
and Associated Filling of Land in “Agriculture” Zone,
Lot 8 (Part) in D.D. 135, Sheung Pak Nai, Yuen Long, New Territories**

(Application No. A/YL-PN/77)

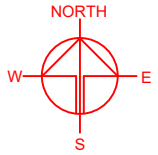
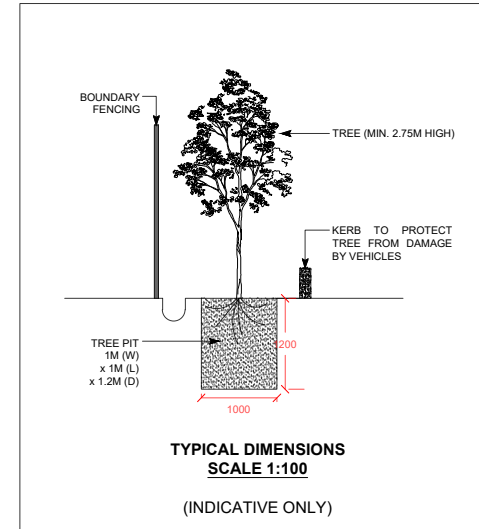
(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. W. K. YIP; Tel.: 2443 3474)		
(a)	He has reservation on the planning application since there are unauthorized structures on the private Lot 8 in D.D.135 which are already subject to lease enforcement action. The lot owner(s) should apply for regularization on the lease breaches as demanded by LandsD.	The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lots after planning approval has been obtained from the Town Planning Board (the Board). The unauthorised structures erected on the concerned lots will be demolished by the applicant after planning approval has been obtained from the Board to facilitate the proposed scheme.
2. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Dr. Azaria WONG; Tel: 2150 6932)		
(a)	He does not support the application from an agricultural perspective. The Site falls within the “AGR” zone and is generally vacant and occupied by some structures. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site possesses potential for agricultural rehabilitation, and can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.	Although the application site (the Site) falls within an area zoned as “Agriculture” (“AGR”), the Site is currently vacant with no active agricultural. As the proposed development is intended to support the warehousing and storage industry, approval of the application on a temporary basis of 3 years would not frustrate the long term planning intention of the “AGR” zone and better utilize deserted agricultural land. The applicant will reinstate the Site to a state that is suitable for agricultural use after the planning approval period.
3. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)		

(Contact Person: Mr. Brian LAM; Tel: 3565 3949)		
(a)	<p>The Site is situated in an area of rural landscape predominated by village houses, farmland, ponds and scattered tree groups. Existing ponds and/or active farmlands within the “AGR” and adjoining “Coastal Protection Area” (“CPA”) zone are located in close proximity to the Site. The Site is partly hard paved and erected with temporary structures. No existing vegetation is observed within the Site.</p> <p>The proposed development is considered incompatible with the surrounding landscape resources (ponds and active farmlands) and landscape character (rural landscape).</p>	<p>A landscape proposal is provided by the applicant (Annex I). A total of <u>16</u> new trees (i.e. <i>Bauhinia Blakeana</i>) (N1 to N16) are proposed to be planted at the western portion of the Site to enhance landscape quality. The proposed 16 new trees will be planted in continuous soil beds with at least 1.2m soil depth for better tree health. All these new trees within the Site will be maintained by the applicant.</p>

LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 4,904 m² (ABOUT)
 NO. OF PROPOSED TREES : 16
 SPECIES OF TREES : *BAUHINIA BLAKEANA*
 SPACING OF TREES : NOT MORE THAN 4m
 HEIGHT OF TREES : NOT LESS THAN 2.75m
 DIMENSION OF TREE PITS : 1m (W) X 1m (L) X 1.2m (D)



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/UL SPACE
- INGRESS / EGRESS
- PROPOSED TREES
- PROPOSED KERB
- PROPOSED CONTINUOUS SOIL BED

NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WOULD REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WOULD PROVIDE ADEQUATE IRRIGATION FOR TREES.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 8 (PART) IN D.D. 135, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

LT

DATE

23.6.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LANDSCAPE PROPOSAL

DWG NO.

ANNEX I

VER.

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