

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

6 November 2024

Dear Sir,

3rd 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 the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Danny NG
 Town Planner

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)

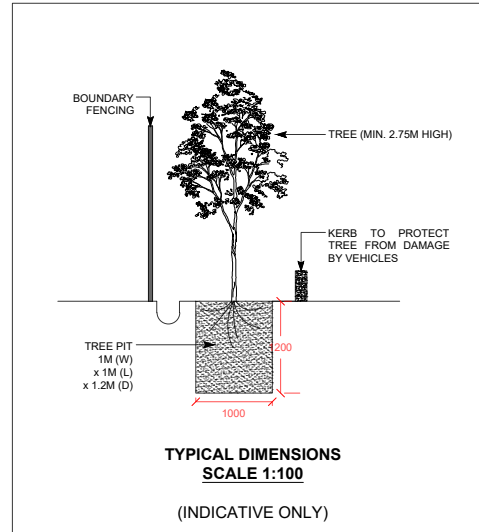
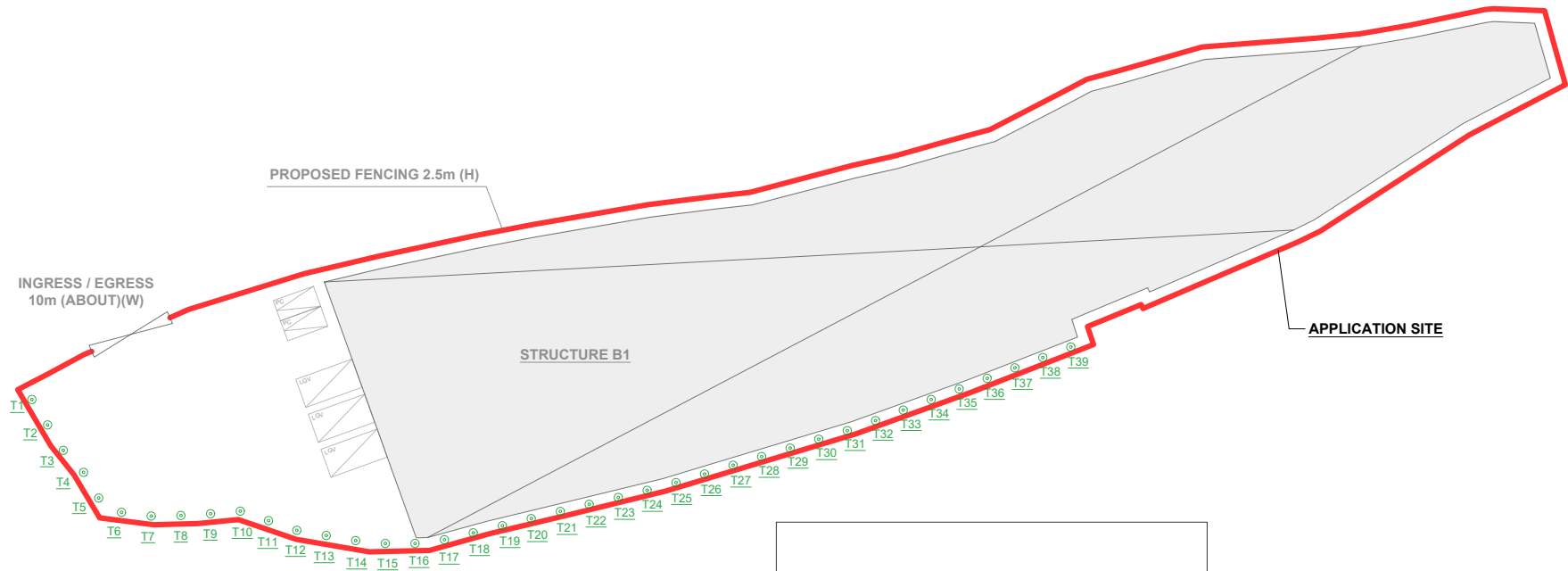
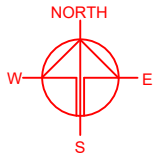
(i) A RtoC Table:

Departmental Comments	Applicant’s Responses
1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Dr. Azaria WONG; Tel: 2150 6932)	
(a) No comment on the further information provided by the applicant and our earlier comments are still valid.	The applicant will implement a number of measures to mitigate any impact(s) arising from the development, which includes: <ul style="list-style-type: none"> - 2.5m high boundary fencing will be erected along the periphery of the application site (the Site) to avoid any disturbance caused by the proposed development; - The applicant will submit and implement drainage and fire service installations proposals after planning permission has been granted from the Board to mitigate any adverse impact arising from the proposed development; and - The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.
2. 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) The applicant stated “16 new trees (i.e. <i>Bauhinia blakeana</i>) (N1 to N16) are proposed to be planted at the western portion of the site...”, however, the	A revised landscape proposal is provided by the applicant (Annex I). A total of 39 new trees (i.e. <i>Bauhinia Blakeana</i>) (N1 to N39) are proposed to be planted at the western and southwestern

<p>proposed additional new trees planting at the western corner of site could not mitigate the impact generated by filling of land on adjacent ponds and active farmlands within same “AGR” zone and existing ponds within the adjacent “CPA” zone. We maintain our previous comment “The proposed development (i.e. temporary warehouse and filling of land) is considered <u>incompatible</u> with the surrounding landscape resources (ponds and active farmlands) and landscape character (rural landscape) from the landscape planning perspective.”</p>	<p>portion of the Site as a landscape buffer. All of the proposed 39 new trees will be planted at least 1.2m soil depth for better tree health.</p> <p>The new proposed trees are for mitigating any potential visual and landscape impact (if any) towards nearby sensitive receivers. All these new trees within the Site will be maintained by the applicant in good condition during the planning approval period.</p>
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LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 4,904 m² (ABOUT)
 NO. OF PROPOSED TREES : 39
 SPECIES OF TREES : *BAUHINIA BLAKEANA*
 SPACING OF TREES : NOT LESS 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

- 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 MN	DATE 23.8.2023
REVISED BY	DATE

APPROVED BY	DATE
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DWG TITLE
 LANDSCAPE PROPOSAL

DWG NO. ANNEX I	VER. 002
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