

Our Ref.: DD 106 Lot 1110 C-H (Part)
Your Ref.: TPB/A/YL-SK/395

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

By Email

10 December 2024

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Machineries
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1110 S.C-H (Part) in D.D.106, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-SK/395)

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

Should you require more information regarding the application, please contact our Mr. Danny NG at [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

[REDACTED])
[REDACTED])



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials and Machineries
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1110 S.C-H (Part) in D.D.106, Kam Tin, Yuen Long**

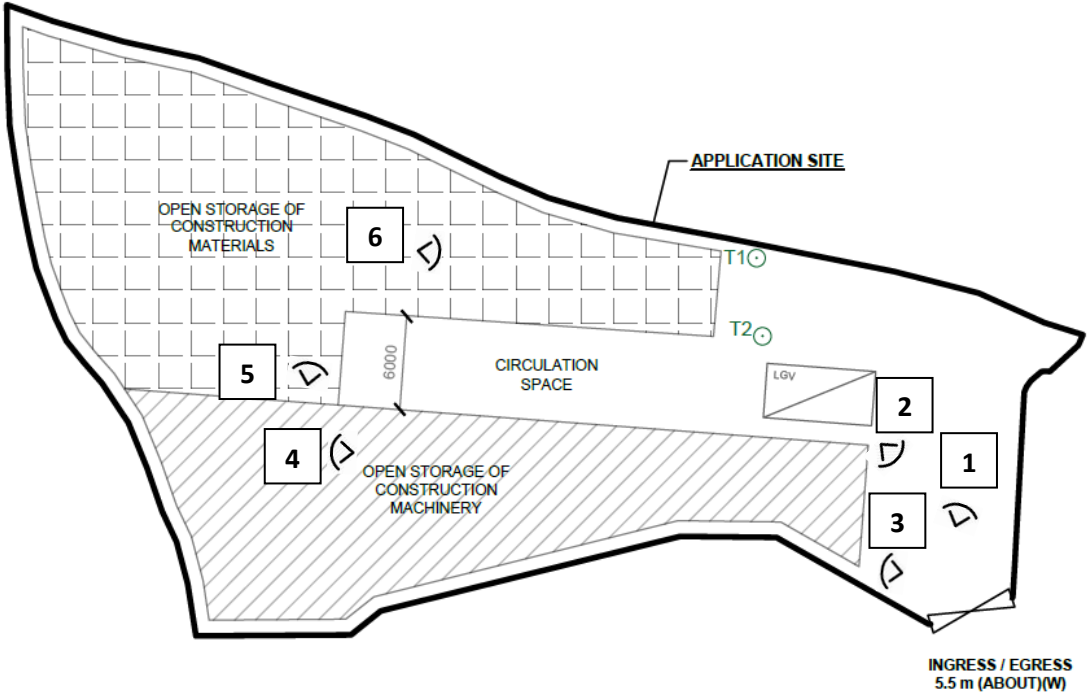
(Application No. A/YL-SK/395)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	No tree/landscape information is provided in the application. It is not mentioned whether there are any existing trees/significant landscape resources within the application site. According to the proposal shown in Plan 6, the entire site (about 1,626 m ²) will be filled to a depth of not more than 0.1 m. Some impact to existing vegetation is anticipated.	Recent inspection conducted on 28.11.2024 has revealed 2 nos. of existing tree within the application site (the Site). Site photos with viewpoints are shown at Annex 1 . The scale of filling of land (from 1,626 m ² to 1,594 m ²) and the area for open storage operations (from 1,044 m ² to 1,010 m ²) have been reduced with a view to preserving the existing trees in-situ. Kerbs will be installed around trees for protection. Please refer to the revised documents at Annex 2 .
(b)	Based on the aerial photo of 2022, the Site is located in an area of Rural Inland Plains landscape character comparing of vegetated vacant lands, farmlands, village houses, scattered tree groups and open storages within the “industrial” zone to the west of the Site. There is concern that approval of the application may alter the landscape character and degrade the landscape quality of the area within the “AGR” zone.	The open storage operations will be restricted with a stacking height of not more than 2.5 m. Besides, a 2.5 m high solid metal wall will be erected along the site boundary to minimise the potential adverse landscape/visual impact to the surrounding area. Given its proximity to the adjacent “Industrial (Group D)” zone (about 80 m to the west of the Site), and similar application (No. A/YL-SK/384) was approved by the Town Planning Board (the Board) in the vicinity, it is expected that the proposed development would not adversely alter the landscape character of the “Agriculture” zone.

(c)	The applicant is advised that approval of the application does not imply approval of tree works, if any, such as tree pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of works.	Noted.
2. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	The application site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.	Noted.
(b)	It is noted that no structure is proposed on the application site.	
(c)	LandsD has reservation on the planning application since there are unauthorized building works and/or uses on the private lot which 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.	The proposed development is solely for open storage use, and no structure is proposed to be erected at the Site (Section 3.1 of the Planning Statement and the Layout Plan refer). Upon obtaining relevant planning permission from the Board, the applicant will demolish all existing structures at the Site.

Annex 1 – Site photos with viewpoints





4



5



6



Annex 2
Revised Documents

DEVELOPMENT PARAMETERS

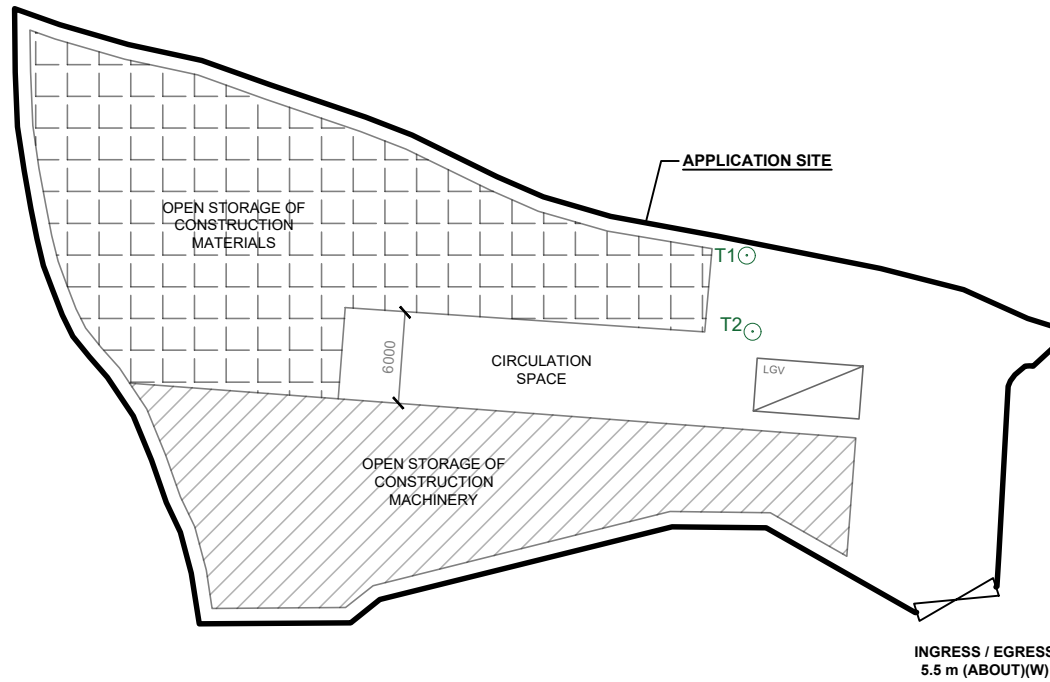
APPLICATION SITE AREA : 1,626 m² (ABOUT)
 COVERED AREA : NOT APPLICABLE
 UNCOVERED AREA : 1,626 m² (ABOUT)

AREA DESIGNATED FOR OS OF CONSTRUCTION MATERIALS : 582 m² (ABOUT)

AREA DESIGNATED FOR OS OF CONSTRUCTION MACHINERY : 428 m² (ABOUT)

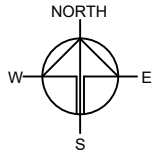
* NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.

NOS. OF EXISTING TREES: 2
 TREE SPECIES: T1 (*Dimocarpus longan*)
 T2 (*Celtis sinensis*)



NOTES:

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



LOADING / UNLOADING (L/U) PROVISIONS

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE : 1
 DIMENSION OF L/U SPACE : 7 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- OS OF CONSTRUCTION MATERIALS
- OS OF CONSTRUCTION MACHINERY
- L/U SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- EXISTING TREES

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1110 S.C-H (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY CC	DATE 29.11.2024
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CHECKED BY	DATE
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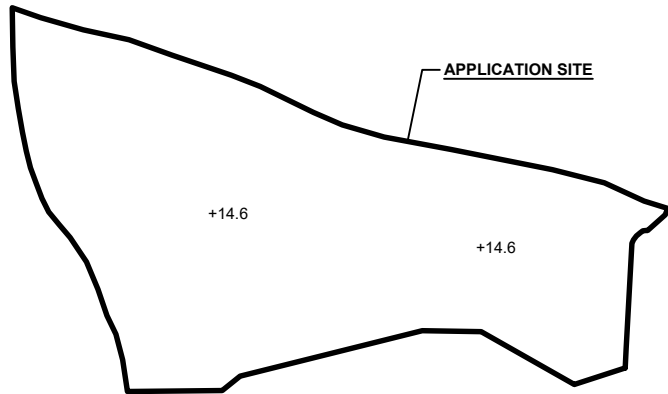
APPROVED BY	DATE
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DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 1	VER. 001
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EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,626 m² (ABOUT)
 EXISTING SITE SURFACE : SOILED GROUND
 EXISTING SITE LEVEL : +14.6 mPD



LEGEND

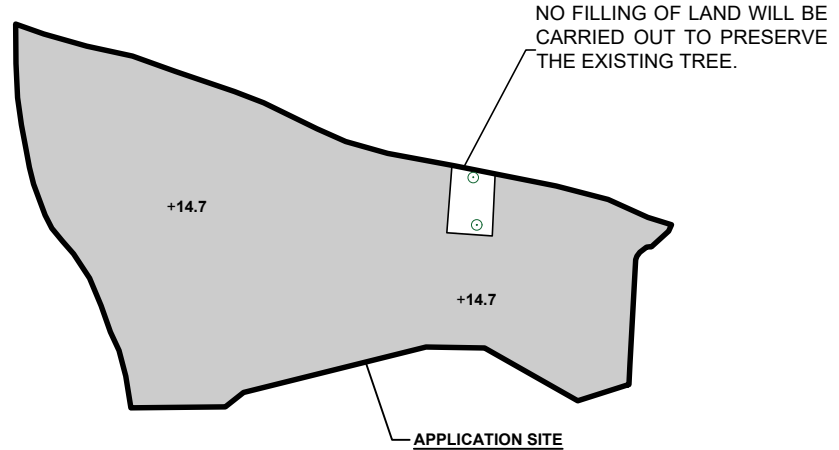
APPLICATION SITE

+14.6 EXISTING SITE LEVELS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,626 m² (ABOUT)
 PROPOSED SITE SURFACE : CONCRETE
 AREA OF FILLING OF LAND : 1,594 m² (ABOUT)
 PROPOSED SITE LEVEL : +14.7 mPD (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m

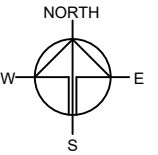


LEGEND

APPLICATION SITE

+14.7 PROPOSED SITE LEVELS

PROPOSED LAND FILLED AREA



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1110 S.C-H (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 800 @ A4

DRAWN BY CC	DATE 29.11.2024
REVISED BY	DATE
APPROVED BY	DATE

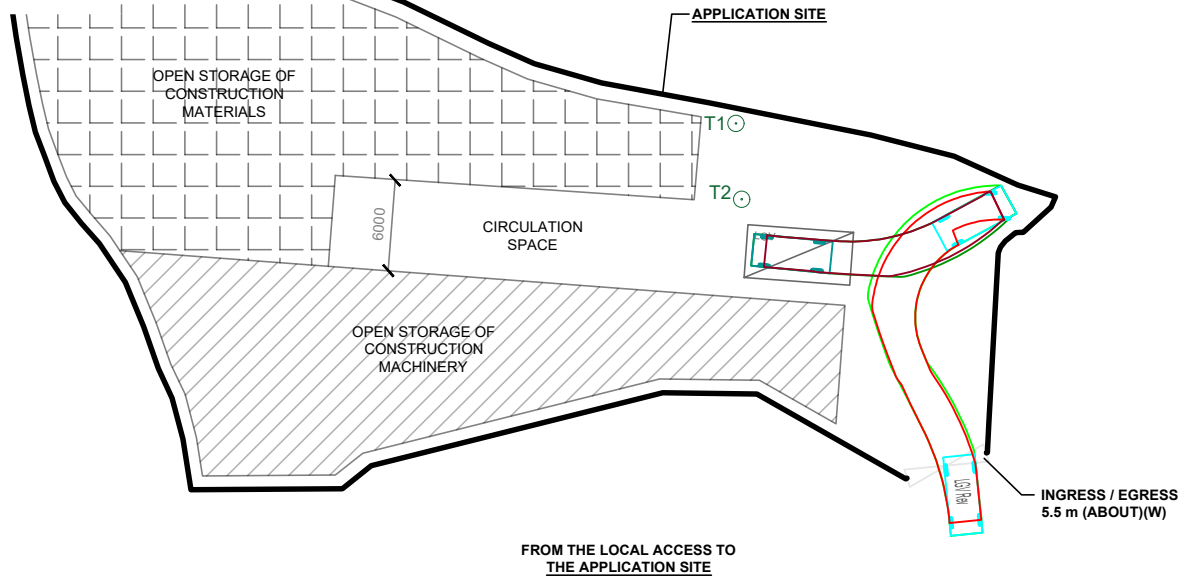
DWG. TITLE
 FILLING OF LAND AREA

DWG. NO. PLAN 2	VER. 001
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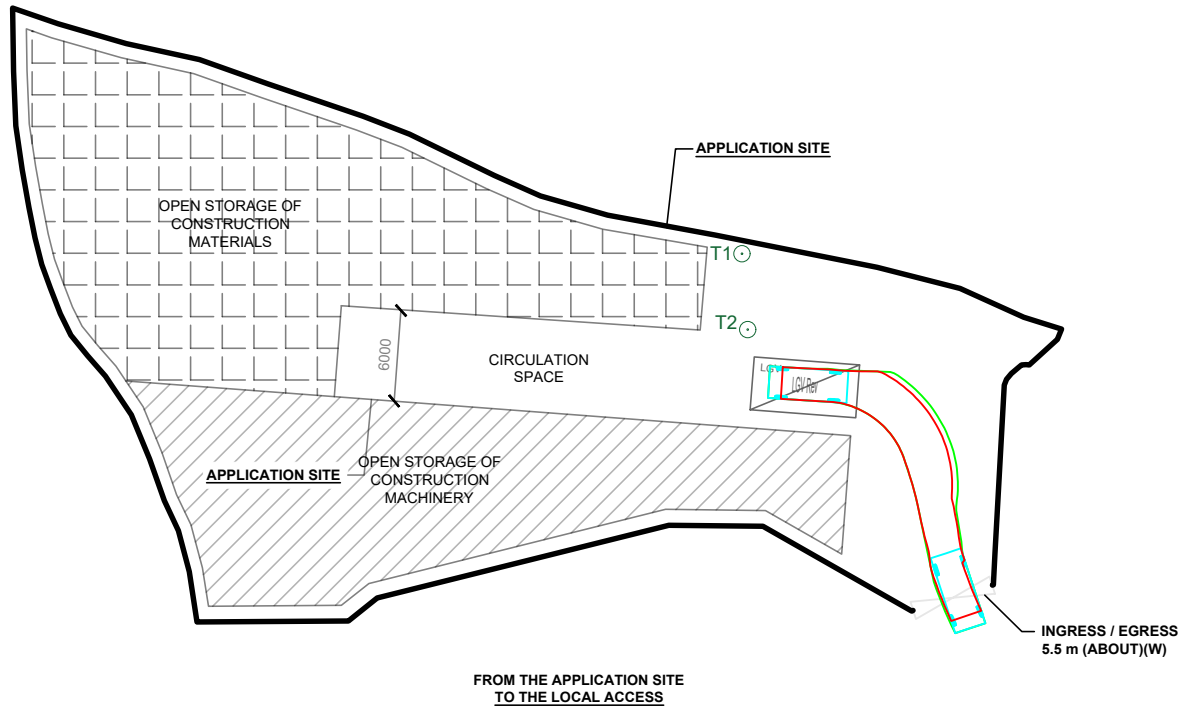
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



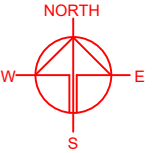
FROM THE LOCAL ACCESS TO THE APPLICATION SITE



FROM THE APPLICATION SITE TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- LOADING / UNLOADING SPACE
- LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE
- EXISTING TREES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1110 S.C-H (PART) IN D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY : CC DATE : 29.11.2024

CHECKED BY : DATE :

APPROVED BY : DATE :

DWG. TITLE : SWEPT PATH ANALYSIS

DWG NO. : PLAN 3 VER. : 001

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holidays.																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Kam Sheung Road via Kam Shui South Road and a local access</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,594 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 .not more than 0.1. m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>_____</p> <p>_____</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

3) Development Proposal

3.1 The site area is 1,626 m² (about) (**Plan 3**). The operation hours of the Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. No structure is proposed at the Site. The majority of the Site will be used for area designated for open storage of construction materials and machinery (i.e. 1,010 m² (about), 62% of the site area¹) (**Plan 5**). No staff will be stationed at the Site during operation hours. As the Site is for open storage use with no shopfront, no visitor is anticipated at the Site. Details of development are provided at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	1,626 m ² (about)
Covered Area	Not applicable
Uncovered Area	1,626 m ² (about)

3.2 The majority of the Site (1,594 m² (about)) is proposed to be hard-paved with concrete of not more than 0.1 m in depth from +14.6 mPD to +14.7 mPD for open storage use and circulation area (**Plan 6**). The proposed site formation is considered necessary to meet the operational need and the extent of filling has been kept to minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the Site after planning permission has been granted from the Board.

3.3 It is noted that the Site is in close proximity to the Shui Lau Tin Site of Archaeological Interest (SAI). Apart from minor ground excavation for the provision of drainage facilities, the applicant will only carry out land filling works within the Site. Subject to the requirement of the Drainage Authority, the proposed ground excavation would be no more than 1 m in depth. Peripheral drainage u-channels are to be proposed to collect surface run-off in order to minimise the potential adverse drainage impact to the surrounding area. Given that the excavation work is intended to facilitate the drainage facilities and the scale of excavation is insignificant, the adverse impact on the concerned SAI is not anticipated. No further excavation or site formation works will be carried out after the planning application is approved.

3.4 The Site is accessible from Kam Sheung Road via Kam Shui South Road and a local access

¹ The construction materials are openly stored at the designated area with stacking height of not more than 2.5m.