

Our Ref. : DD117 Lot 1339 S.A & VL
Your Ref. : TPB/A/YL-TT/645

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

By Email

8 May 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 117
and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/645)

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 Ms. Ron LEUNG 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

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Mr. Bosco YUNG

email: ekytam@pland.gov.hk)
email: btkyung@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories

(Application No. A/YL-TT/645)




(i) A RtoC Table:

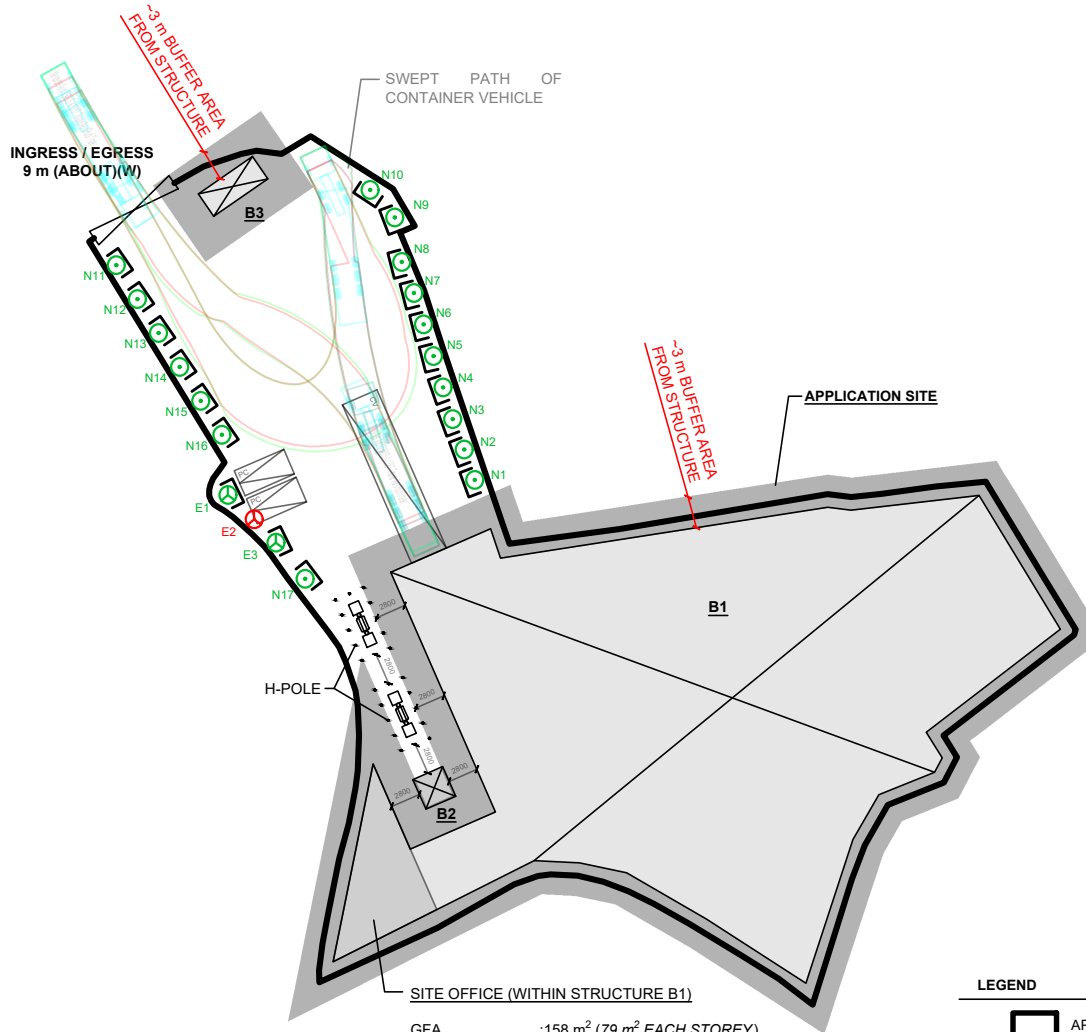
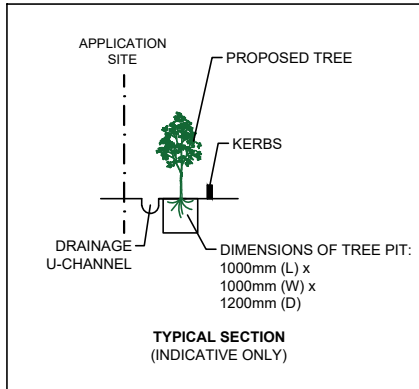
Departmental Comments		Applicant’s Responses
1. Comments of Chief Town Planner / Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Brian LAM; Tel: 3565 3949)		
(i)	<p>With reference to the landscape and tree preservation proposal under the previous approved planning application No. A/YL-TT/544, 3 existing trees were proposed to be preserved and 16 nos. of new trees were proposed to be planted at periphery of the Site. However, these proposed mitigation measures and landscape proposal are not included in the current planning application submitted by the same applicant. The applicant should provide the mitigation measures and landscape proposal to demonstrate that the proposed uses and associated filling of land (the entire site) would not have adverse landscape impact on the Site and surrounding areas.</p>	<p>A tree preservation and landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development (Plan 1). Among the <u>3</u> existing trees within the application site (the Site), <u>1</u> existing tree (i.e. E2) is proposed to be felled while the remaining <u>2</u> are proposed to be preserved by the applicant.</p> <p>When compared with the previous planning application (No. A/YL-TT/544), the layout and operation scale of the proposed development are sight adjusted to meet the operational needs, within which a large portion of the Site is designated for manoeuvring, parking of vehicles and circulation area to support the operation of the Site. Therefore, the felling of <u>1</u> existing tree is considered necessary to facilitate the proposed development.</p>
(ii)	<p>We would reserve our comment upon receipt of the required landscape technical information in accordance with “Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131)” for consideration.</p>	<p>Due to felling of existing trees within the Site, <u>17</u> new trees (N1 to N17) are proposed to be planted to compensate for the loss of tree. They will be planted at the northwest portion along the periphery of the Site. All trees within the Site will be well maintained by the applicant during the planning approval period.</p>

TREE PRESERVATION AND LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 3,109 m² (ABOUT)
 NO. OF EXISTING TREE : 3 (E1 TO E3)
 SPECIES OF TREES : 3 X VARIOUS SPECIES
 NO. OF TREES WILL BE PRESERVED : 2 (E1, E3)
 NO. OF TREES WILL BE FELLED : 1 (E2)
 NO. OF NEW TREES WILL BE PLANTED : 17 (N1 TO N17)
 SPECIES OF NEW TREES : *FICUS MICROCARPA*
 HEIGHT OF NEW TREES : NO LESS THAN 2.75 m
 SPACING OF NEW TREES : NOT MORE THAN 4 m
 DIMENSION OF TREE PITS : 1 m (W) X 1 m (L) X 1.2 m (D)








LEGEND

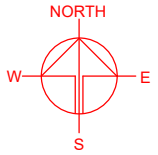
-  EXISTING TREES (WILL BE PRESERVED)
-  EXISTING TREES (WILL BE FELLED)
-  PROPOSED NEW TREES



GFA : 158 m² (79 m² EACH STOREY)
 NO. OF STOREY : 2

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  LOADING / UNLOADING SPACE (CV)
-  INGRESS / EGRESS
-  CONTAINER VEHICLE
-  SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS (TIMBER, IRON FRAMES AND ALUMINIUM PLATES) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY

LT

DATE

7.5.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE
 TREE PRESERVATION AND LANDSCAPE PROPOSAL

DWG NO.

PLAN 1

VER.

001