

Our Ref. : DD117 Lot 1338 S.A & VL
Your Ref. : TPB/A/YL-TT/650

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

By Email

31 July 2024

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Various Lots in D.D. 117, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/650)

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. 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

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 (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 117, Tai Tong, Yuen Long, New Territories

(Application No. A/YL-TT/650)

(i) A RtoC Table:

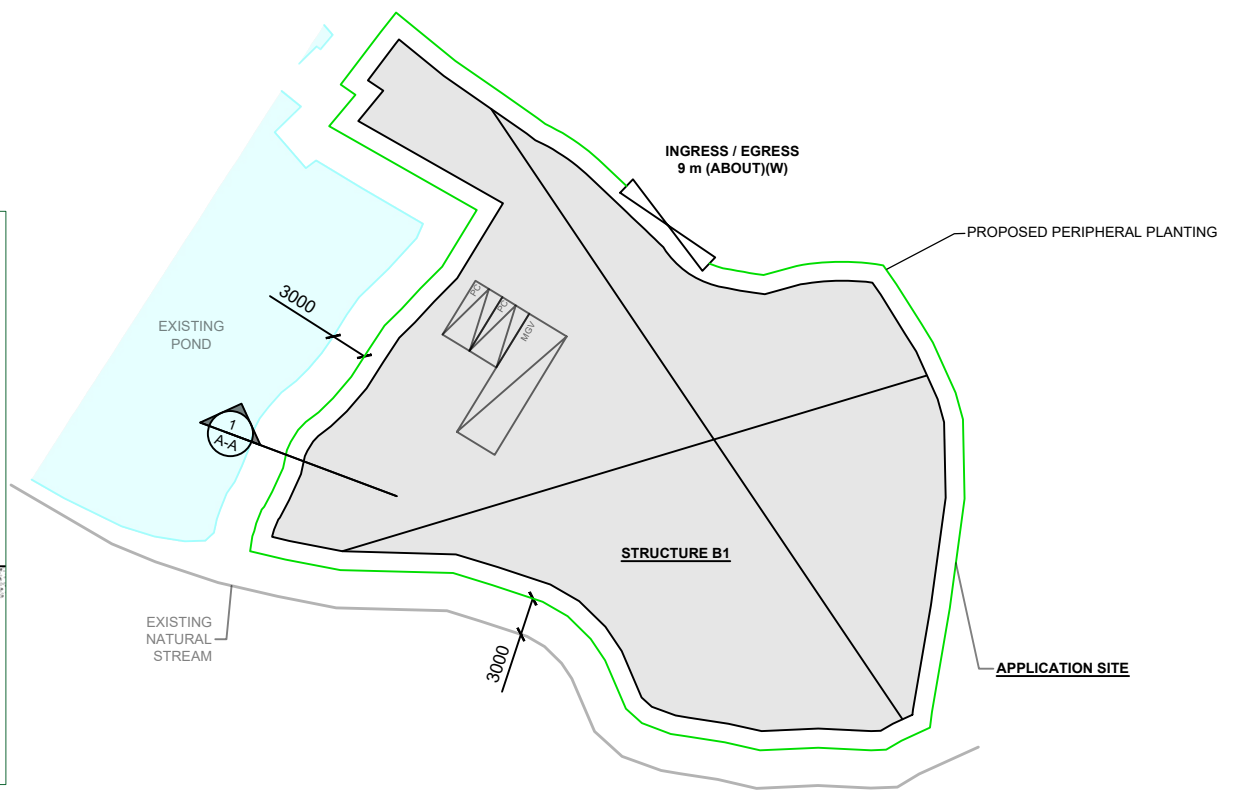
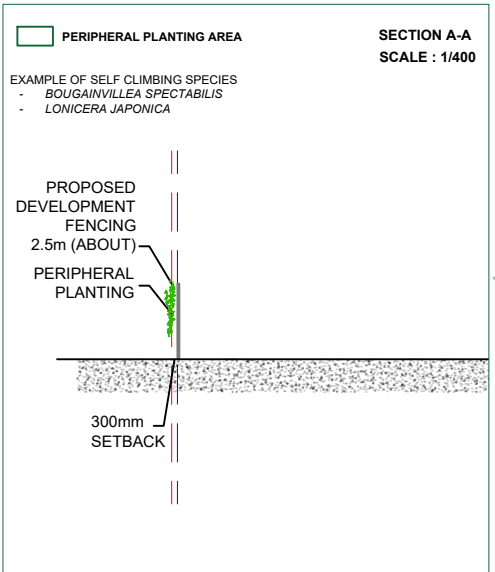
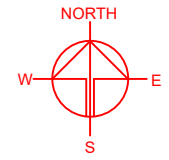
Departmental Comments		Applicant’s Responses
1. Comments of the Chief Town Planner / Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. LAM; Tel: 3565 3949)		
(i)	<p>No mitigation measures and landscape proposal are proposed by the applicant to demonstrate that the proposed uses and associated filling of land (the entire site) would not have adverse landscape impact on the existing trees/vegetation within the Site and surrounding areas. 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>A landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development (Annex I). 2.5m high boundary fencing with vertical greening is proposed to be installed along the site boundary of the application site (the Site), in order to minimize visual impact to the nearby locals. Climber species, such as <i>bougainvillea spectabilis</i> and <i>lonicera japonica</i>, would be planted on the fence with regular maintenance by the applicant.</p>

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 1,835 m ²	(ABOUT)
COVERED AREA	: 1,539 m ²	(ABOUT)
UNCOVERED AREA	: 296 m ²	(ABOUT)
PLOT RATIO	: 1.7	(ABOUT)
SITE COVERAGE	: 84 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 3,078 m ²	(ABOUT)
TOTAL GFA	: 3,078 m ²	(ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,539 m ² (ABOUT)	3,078 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
TOTAL		1,539 m² (ABOUT)	3,078 m² (ABOUT)	

* D.G.G. - DANGEROUS GOODS GODOWN



LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (MGV)
	INGRESS / EGRESS

PLANNING CONSULTANT	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	
SITE LOCATION	
VARIOUS LOTS IN D.D.117, TAI TONG, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 600 @ A4	
DRAWN BY	DATE
LT	31.05.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LANDSCAPE PROPOSAL	
DWG NO.	VER.
ANNEX I	001