

Our Ref.: DD116 Lot 253 RP & VL
Your Ref.: TPB/A/YL-TT/663

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

By Email

05 November 2024

Dear Sir,

1st Further Information

Proposed Temporary Open Storage of Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 933 S.A and 934 in D.D. 115 and Various Lots in D.D. 116 and Adjoining Government Land, Au Tau, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-TT/663)

We write to submit further information in response to the department comments of the subject application.

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

(Attn.: Ms. Eva TAM

email: ekytam@pland.gov.hk)

(Attn.: Mr. Bosco YUNG

email: btkyung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Open Storage of Vehicles with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lots 933 S.A and 934 in D.D. 115 and Various Lots in D.D. 116
and Adjoining Government Land, Au Tau, Yuen Long, New Territories**

(Application No. A/YL-TT/663)

(i) A RtoC Table:

Departmental Comments	Applicant’s Responses
1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)	
(a) The subject site falls within the “AGR” zone and is generally abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.	The Site has been left abandoned without active agricultural use. The Site is surrounded by highways and major road networks, as well as a sewage pumping station, which is considered not optimal for agricultural activities. Despite the fact that the proposed development is not in line with the planning intention of the “AGR” zone, the special background of the applicant being an affected operator under the ‘Public Housing Development near Tin Tsz Road in Tin Shui Wai’ should be considered on its individual merit, of which approval of the current application would not set an undesirable precedent for the “AGR” zone. In addition, the current application is to facilitate the relocation of the affected operator, which is crucial to the smooth clearance of land and implementation of the public housing project, and the provision of operating space for displaced brownfield operations still needed by the community.
(b) From nature conservation perspective, the site and the vicinity are largely vegetated. A semi-channelised watercourse runs through the application site. Along the eastern boundary of the site is Yuen Long Bypass Floodway in which a number of waterbird species of conservation importance have been recorded in previous studies. The proposed development would result in direct habitat loss and indirect disturbance to Yuen Long Bypass Floodway. The applicant should implement measures to minimise the extent of hard paving and avoid disturbing Yuen Long Bypass Floodway, such as retaining or planting buffer trees along the site boundary.	Similar applications (Nos. A/YL-TT/583 & 617) were approved by the Board within the “AGR” zone on the same OZP. As such, approval of the current application on temporary basis would not set an undesirable precedent within the “AGR” zone. It would also better utilise deserted land in the New Territories. The applicant will reinstate the Site to an amenity area upon expiry of the planning approval period.