

寄件者: luke.yip [REDACTED]
寄件日期: 2025年05月21日星期三 16:00
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: Planning Application No. A/YL-KTN/1094 - 1st Further Information (FI 1)
附件: A_YL-KTN_1094 RtoC.pdf; A_YL-KTN_1094 Tree Survey.pdf; A_YL-KTN_1094_Annex I.pdf; A_YL-KTN_1094 Plan 7.pdf
類別: Internet Email

21 MAY 2025

Dear Sir/Madam,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (Planning Application No. A/YL-KTN/1094)

1st Further Information - Responses to Departmental Comments

We refer to the comments received from various Government Departments between 21 February and 4 March 2025 on the subject Planning Application.

We are pleased to submit herewith a Response-to-Comments Table (Attachment 1) together with Plan 7 Landscape Proposal, Tree Survey Report (Appendix II) and confirmation letter from CLP Power Hong Kong (Annex I) for your consideration.

We sincerely seek for favourable consideration from the Town Planning Board (TPB) for the approval of the subject S.16 Planning Application. Should you have any queries, please contact the undersigned.

Best regards,

Luke Yip

For and on behalf of

Maxtop Sky Limited

[REDACTED]

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	<p>Environmental Protection Department (EPD), 21.2.2025</p> <p>The applicant is requested to supplement what will be stored within the proposed warehouses.</p>	<p>The proposed warehouse is intended solely for the storage of miscellaneous goods. These goods include packaged food, apparel, footwear and electronic goods. We assure you that no dangerous goods will be stored on the site at any time during the planning approval period.</p>
2	<p>Fanling, Sheung Shui Yuen Long East District Planning Office, Planning Department (FSYLE DPO, PlanD), 21.2.2025</p> <p>It is noted that there are two electric poles within the application site and an existing overhead electric line running across the application site, which will be in conflict with proposed structures B4 and B5 as well as the proposed extent of filling of land. As such, the applicant is requested to review the proposal.</p>	<p>The applicant has requested CLP Power Hong Kong (CLP) in relation to relocate electric poles on the site, see confirmation letter in Annex I. The electric poles will be replaced with underground cables, meaning there will be no overhead electric lines running across the site. This will avoid any conflict with proposed structures B4 and B5. Filling of land which covers an area of about 4014 m² will also create a general flat surface for the operation purposes.</p>
3	<p>Lands Department (LandsD), 26.2.2025</p> <p>(a) He must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>(b) LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot Nos. 913 RP, 914, 960 RP and 961 RP all in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p> <p>(c) If the planning application is approved, the STW holder(s) will need to apply to this office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to this office for an STW</p>	<p>(a) Noted.</p> <p>(b) The applicant will demolish all the structures and uses within the Lot 913 RP, 914, 960 RP and 961 RP all in D.D. 107 once the application has been approved by TPB.</p> <p>(c) Noted. The applicant will apply STW for permitted temporary structures to LandsD prior to be erected.</p>

	<p>to permit the structure(s) erected within Lot Nos. 907, 911, 912, 913 RP, 914, 960 RP, 961 RP, 962 RP and 967 RP all in D.D. 107. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	
4	<p>Landscape Unit, PlanD (4.3.2025)</p> <p>According to the land filling plan (Plan 5), the Site is proposed to be filled wholly with concrete which may be in conflict with the existing trees. No tree information, proposed tree treatment and mitigation measures(s) are provided in the application.</p>	<p>According to the tree survey report (Appendix II) conducted on 14.3.2025, a total of 14 trees were record within the site. There is no Old and Valuable Trees (OVT) or protected species have been identified. Due to the site formation work for structures and circulation purpose, there are 13 of identified trees are proposed to be felled, one tree (T6) is proposed to be retained and 13 trees are proposed to be planted along the southeast boundary.</p> <p>A Landscape Proposal (Plan 7) is submitted by the applicant to provide landscape mitigation measures for the site. Along the southeast of site boundary, the applicant will plant 13 of new trees along the fencing within the site with spacing of about 4m and maintain properly. These new trees will create a more aesthetical pleasing visual experience for the nearby locals.</p>



中華電力有限公司
CLP Power Hong Kong Limited

北區
North Region

YC Development (Hong Kong) Limited

本函編號： YL2025031901

敬啟者：

有關申請遷移中電電力設備

DD 107 Lot 960 RP, Fung Kut Heung, Kam Tin, Yuen Long, New Territories
(檔案編號: 2009114084)

本公司已收到 閣下要求遷移上述電力設備的申請。就上述事宜，本公司現正處理 閣下之要求，並在切實可行的情況下盡快安排遷移有關之木棟在上述地點設施的工程。

請注意，在有關遷移工程開展前，本公司必須要取得有關政府部門的許可證，及/或在鋪設地下電纜的指定路線範圍內之任何鄰近私人物業業主的同意及許可。就此，本公司可能需要 閣下協助以便工程能夠順利展開。

同時，若 閣下已聘請或需要聘請承辦商在本公司進行遷移電力設備工程的地點或附近進行工程或挖掘工作，基於安全考慮，閣下及 閣下之承辦商需特別注意，應避免在本公司的電力設備附近進行任何工作或挖掘工程。若必需要進行有關工程，須預先通知本公司，並請確保在進行該等工程期間，均須遵守機電工程署的《供電電纜(保護) 規例》及《有關在供電電纜附近工作的實務守則》。



續第一頁

本函編號： YL2025031901

如閣下對本函內容有任何疑問或需要有關此遷移事宜的任何進一步資料，請致電 [REDACTED] 或電郵 [REDACTED] 與本公司工程師李國剛先生聯絡。

如欲查詢有關此遷移工程的進度，請致電 [REDACTED] 或電郵 [REDACTED] 與本公司工程師蘇偉成先生聯絡。



朱致華

首席規劃及設計經理（北區）

2025年5月14日

tc/kl/cl/yh
W

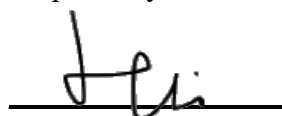
Tree Survey Report

Date of Survey: 14th March 2025

Location:

Various Lots In D.D. 107, Kam Tin North, Yuen Long, New Territories

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 14th March 2025

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2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Plan
- II. Tree Survey Schedule
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 14th March 2025. Plants with DBH less than 95mm were not recorded in the survey.

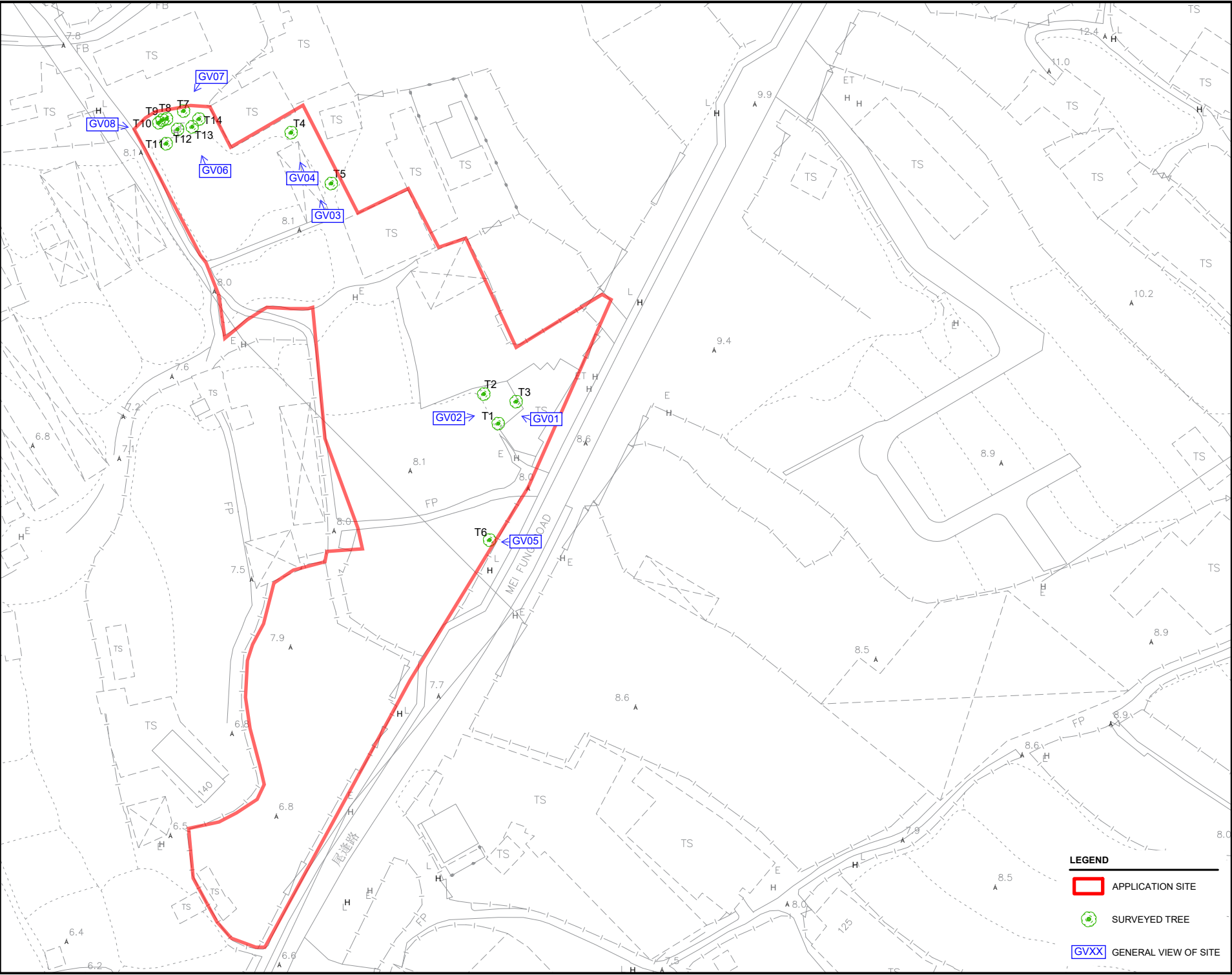
2. Summary of Existing Trees

The surveyed site is located at Various Lots In D.D. 107, Kam Tin North, Yuen Long, New Territories.

At the time of inspection on 14th March 2025, **14 nos.** trees were found within the Site. **No** dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan





PLANNING CONSULTANT

MAXTOP SKY LIMITED

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN NORTH, YUEN LONG, NEW TERRITORIES

SCALE

NOT ON SCALE

DRAWN BY	DATE
KYU	14.3.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
TREE SURVEY PLAN
DWG NO.
TSP

VER.
0

LEGEND

 APPLICATION SITE

 SURVEYED TREE

 GENERAL VIEW OF SITE

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Various Lots In D.D. 107, Kam Tin North, Yuen Long, New Territories
 Tree surveyor(s): Mak Ka Hei
 Field Survey was conducted on: 14 March 2025



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Dimocarpus longan</i>	龍眼	8.5	450	9.0	Med	Fair	Fair	Fair	Low	
T2	<i>Dimocarpus longan</i>	龍眼	6.0	197	5.0	Med	Fair	Fair	Poor	Low	multi-trunks, co-dominant stems, dead stubs on trunk
T3	<i>Dimocarpus longan</i>	龍眼	7.0	119	5.0	Med	Fair	Fair	Poor	Low	multi-trunks
T4	<i>Livistona chinensis</i>	蒲葵	8.0	290	5.0	Low	Poor	Fair	Poor	Low	dead fronds, restricted root, wound at lower trunk
T5	<i>Dimocarpus longan</i>	龍眼	9.0	470	7.0	Med	Fair	Fair	Fair	Low	restricted root, dead branch
T6	<i>Carica papaya</i>	番木瓜	3.5	95	1.0	Med	Poor	Fair	Poor	Low	climber
T7	<i>Dimocarpus longan</i>	龍眼	8.5	280	6.0	Med	Fair	Fair	Fair	Low	
T8	<i>Dimocarpus longan</i>	龍眼	8.5	290	6.0	Med	Fair	Fair	Fair	Low	co-dominant stems, wound on branch
T9	<i>Dimocarpus longan</i>	龍眼	8.5	280	6.0	Med	Fair	Fair	Fair	Low	co-dominant stems
T10	<i>Dimocarpus longan</i>	龍眼	8.5	300	6.0	Med	Fair	Fair	Fair	Low	co-dominant stems, dead branch, crooked branch
T11	<i>Livistona chinensis</i>	蒲葵	8.0	370	4.0	Low	Fair	Fair	Fair	Low	dead fronds
T12	<i>Archontophoenix alexandrae</i>	假檳榔	7.0	95	2.0	Low	Fair	Fair	Fair	Low	wound at lower trunk, broken frond
T13	<i>Livistona chinensis</i>	蒲葵	8.0	290	3.0	Low	Poor	Poor	Poor	Low	dead fronds, sign of borer
T14	<i>Livistona chinensis</i>	蒲葵	8.0	280	3.0	Low	Poor	Fair	Fair	Low	dead fronds

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01



General view 02

General View



General view 03



General view 04

General View



General view 05



General view 06

General View



General view 07

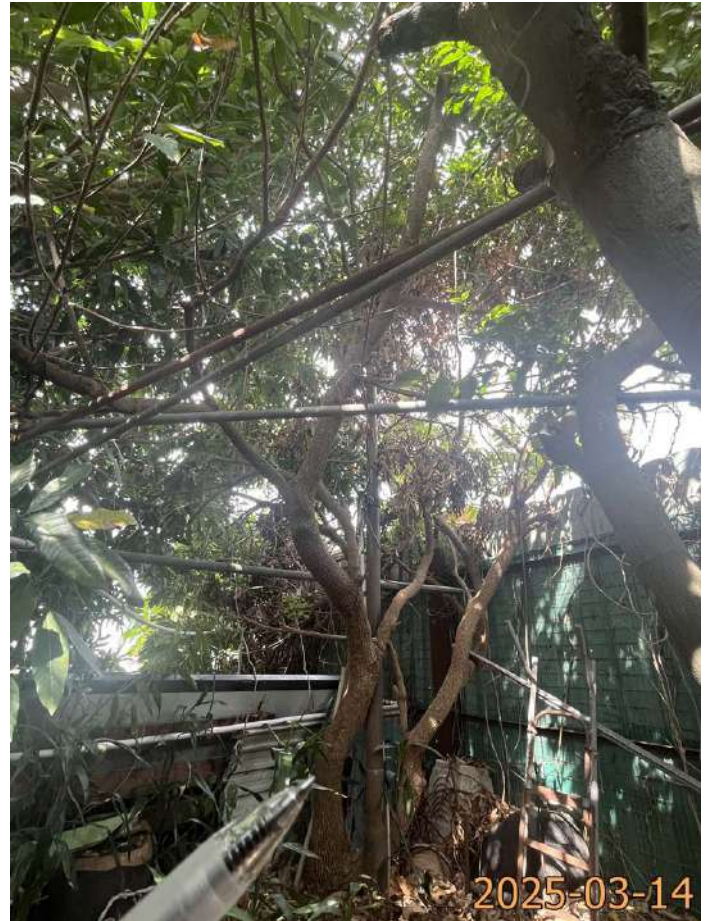


General view 08

Photo Records



T1 (Overview)



T2 (Overview)



T2 Multi-trunks (Co-dominant stems, Dead stubs on trunk)



T3 (Overview)

Photo Records



T3 Multi-trunks



T4 (Overview) (Dead fronds)



T4 Restricted root (Wound at lower trunk)



T5 (Overview)

Photo Records



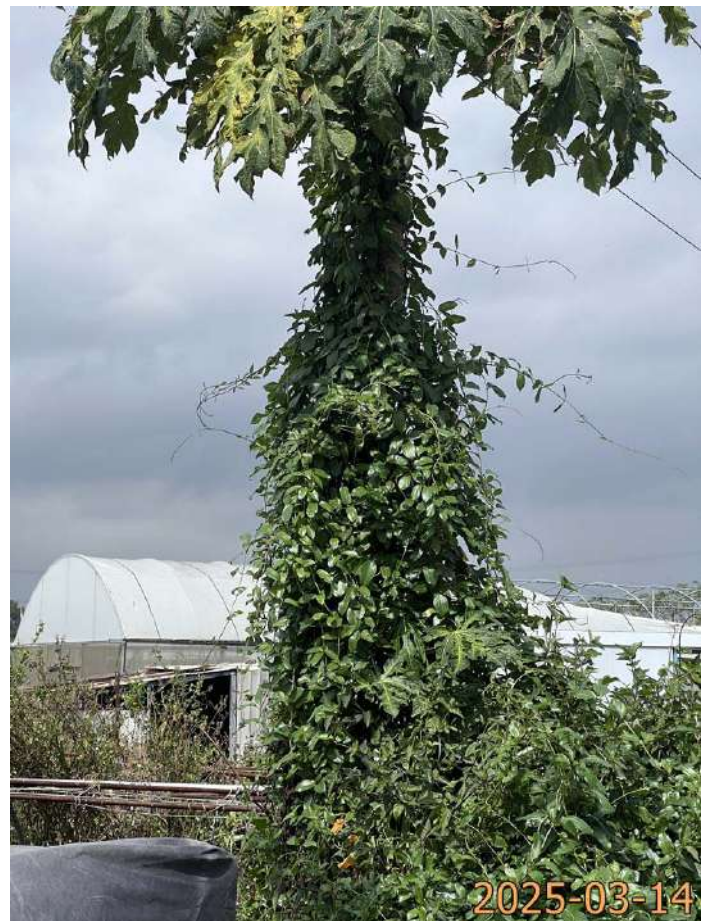
T5 Dead branch



T5 Restricted root



T6 (Overview)



T6 Climber

Photo Records



T7 (Overview)



T8 (Overview)



T8 Co-dominant stems

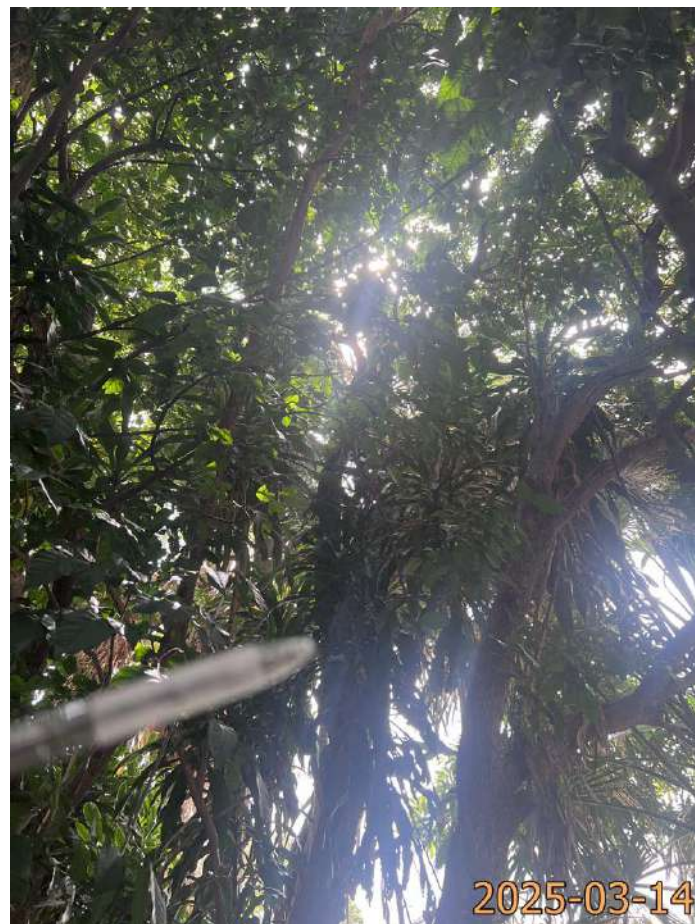


T8 Wound on branch

Photo Records



T9 (Overview)



T9 Co-dominant stems



T10 (Overview)

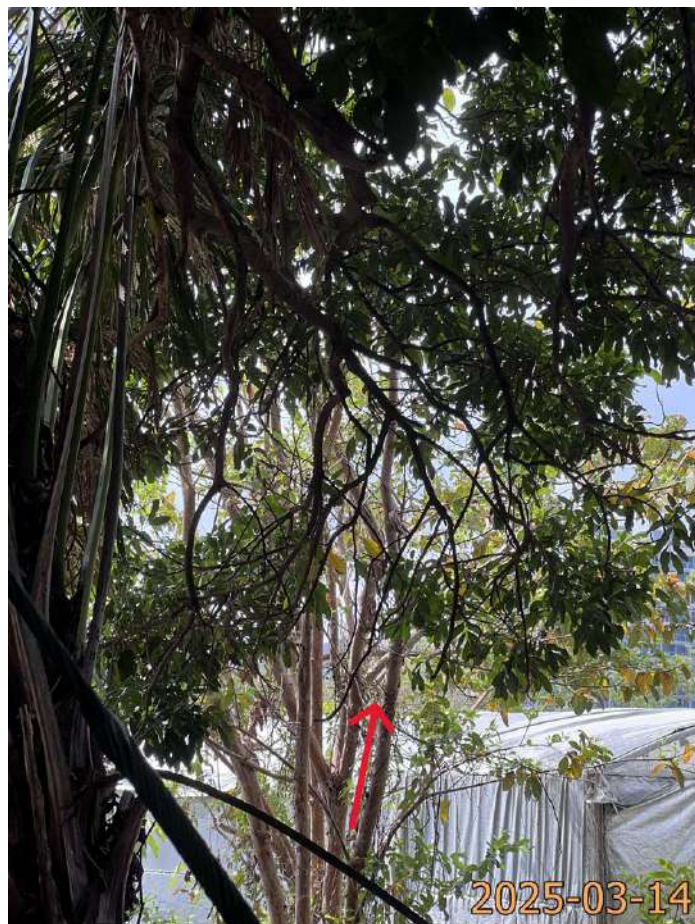


T10 Co-dominant stems

Photo Records



T10 Crooked branch



T10 Dead branch



T11 (Overview)



T11 Dead fronds

Photo Records



T12 (Overview)



T12 Broken frond



T12 Wound at lower trunk



T13 (Overview)

Photo Records



T13 Dead fronds



T13 Sign of borer



T14 (Overview)



T14 Dead fronds

LANDSCAPE PROPOSAL

NO. OF TREE WILL BE RETAINED : 1 (T6)
NO. OF TREE WILL FELLED : 13 (T1 TO T5, T7 TO T14)
NO. OF NEW TREE WILL BE PLANTED : 13 (N1 TO N13)
SPECIES OF NEW TREES : BRIDELIA TOMENTOSA
HEIGHT OF NEW TREES : NOT LESS THAN 2.75 m
SPACING OF NEW TREES : NOT LESS THAN 4 m
DIMENSION OF CONTINUOUS PLANTING STRIP: 2 m (W)



• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
• DO NOT SCALE DRAWING

LEGEND



APPLICATION SITE



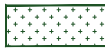
PROPOSED NEW TREE



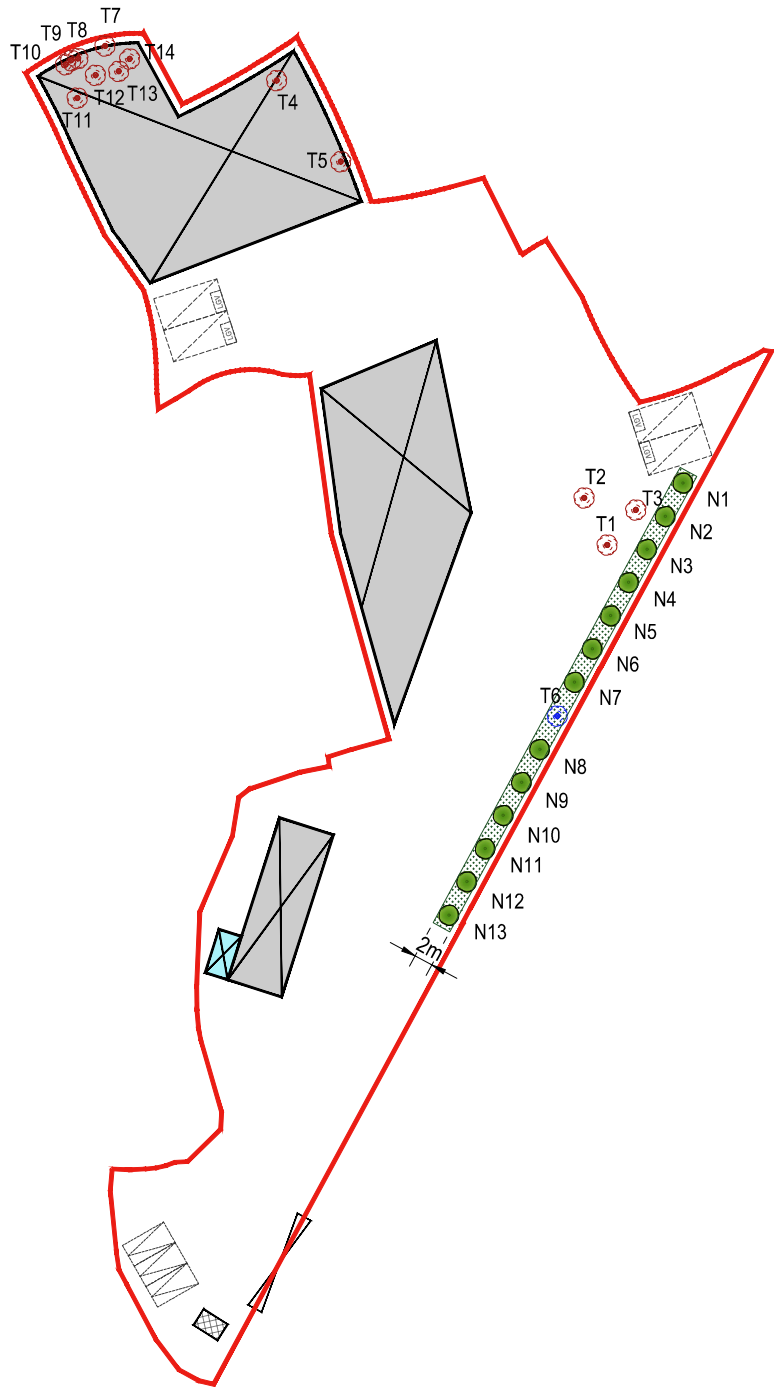
TREE TO BE FELLED



TREE TO BE RETAINED



PROPOSED CONTINUOUS PLANTING STRIP



—	LANDSCAPE PROPOSAL	14 MAR 2025
---	--------------------	-------------

REVISION		
	name	
drawn	CL & LY	DATE 14 MAR 2025
checked	-	DATE
approved	-	DATE

contract no. —

project no.

TITLE :
PROPOSED TEMPORARY 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. 107, KAM TIN NORTH, YUEN LONG, NEW TERRITORIES

drawing title.
LANDSCAPE PROPOSAL

drawing no.	rev.	scale
PLAN 7	—	N.T.S.



寄件者: luke.yip@[REDACTED]
寄件日期: 2025年05月23日星期五 10:02
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: Planning Application No. A/YL-KTN/1094 - 2nd Further Information (FI 2)
附件: A_YL-KTN_1094_FI (2)_Planning Statement.pdf; A_YL-KTN_1094_FI (2)_Plan 5.pdf; A_YL-KTN_1094_FI (2)_Application Form.pdf
類別: Internet Email

23 MAY 2025

Dear Sir/Madam,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (Planning Application No. A/YL-KTN/1094)

2nd Further Information - Responses to Departmental Comments

We refer to the tele-conversation with Ms Andrea Yan regarding Planning Department's comment on the filling of land matters, dated 22.5.2025, on the subject Planning Application.

The proposed continuous planting strip is excluded from filling of land (refer to the updated Plan 5). The proposed filling of land area is about 3904 m². We are pleased to submit herewith replacement pages of Planning Statement, Application Form and Plan 5 for your consideration.

We sincerely seek for favourable consideration from the Town Planning Board (TPB) for the approval of the subject S.16 Planning Application. Should you have any queries, please contact the undersigned.

Best regards,

Luke Yip

For and on behalf of

Maxtop Sky Limited

Direct Line: [REDACTED]

Proposed operating hours 擬議營運時間 9:00 to 18:00 from Monday to Saturday. No operation on Sundays 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？	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)) Accessible from Mei Fung Road <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)	
	No 否	<input type="checkbox"/>	
(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？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 3904 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.5 m 米 <input checked="" type="checkbox"/> About 約 <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	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	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"/>		

S.16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

3 Development Proposal

3.1 The site consists of an area of about 4014 m² (Plan 2). The site will have an 11m wide entrance to the southeast. The opening hours of the proposed development is restricted to 9:00 to 18:00 from Monday to Saturday. No operation on Sundays and public holidays. Filling of land will be required for the entire site (about 3904 m²) to achieve a flat surface. The site will be filled with concrete of not more than 0.5 m in depth (Plan 5). Five structures will be erected on the site for warehouses with ancillary offices, staircase with canopy and a security room with a total GFA of about 1990 m². Details of the development parameters are shown in Table 1 as follows:

Table 1 – Main Development Parameters

Application Site Area	About 4014 m ²
Covered Area	About 1009 m ²
Uncovered Area	About 3005 m ²
Plot Ratio	About 0.5
Site Coverage	About 25%
Number of Structure(s)	5
Total GFA	About 1990 m ² (Non-domestic GFA)
Building Height	Not more than 16.5m
Number of Storey(s)	1-2
Proposed Filling of Land Area	About 3904 m ²
Land Filling Depth	Not more than 0.5 m

3.2 The proposed development will be able to accommodate about 10 staffs. The ancillary office will provide indoor workspace for administrative staff to support the daily operation. No shopfront and visitor will be anticipated at the proposed development. No dangerous goods will be stored and no workshop activities will be carried out at the site at any time during the planning approval period. The proposed development will provide a 2.5m solid metal wall to fence the site boundary to minimise nuisance to the surrounding area.

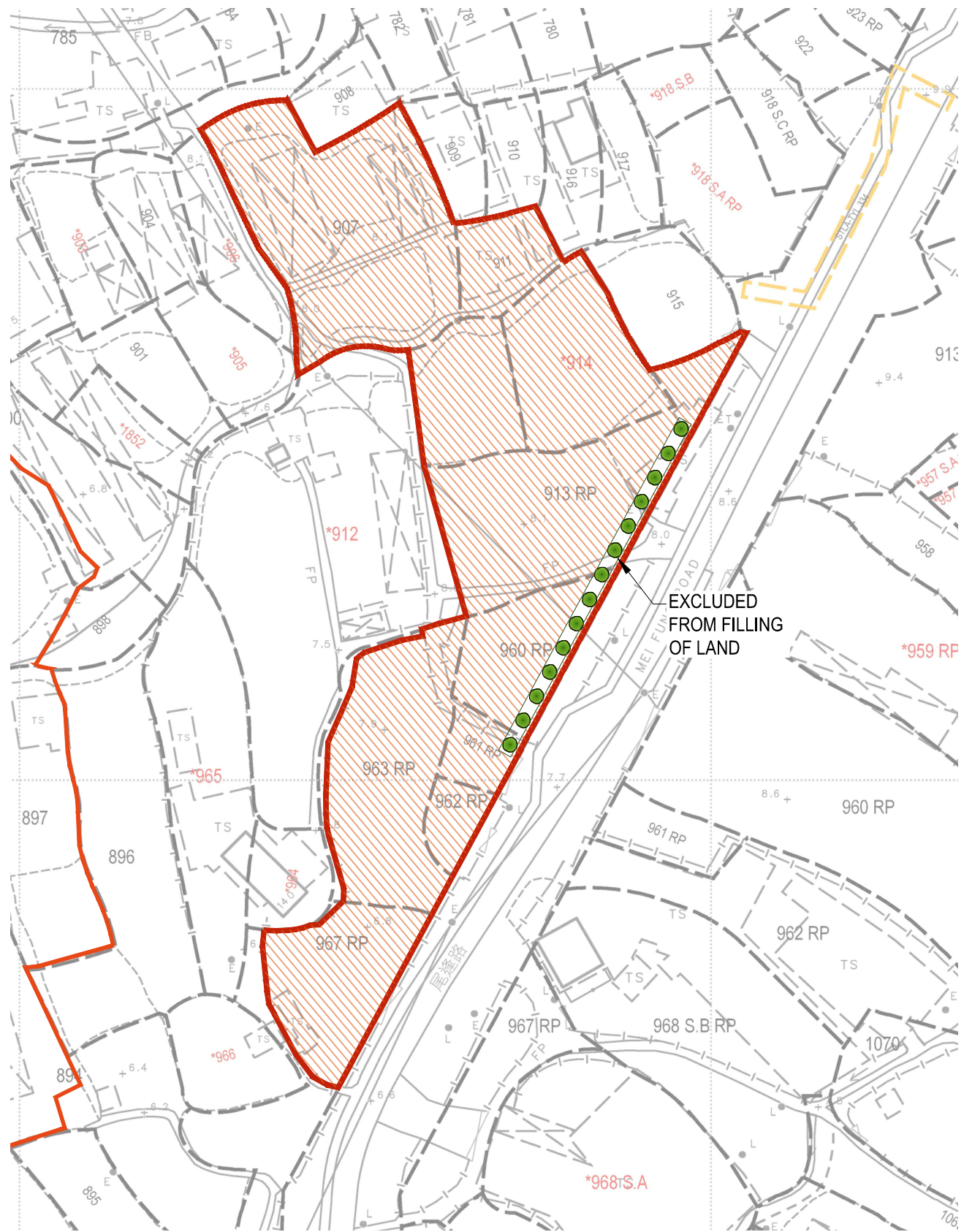
3.3 Sufficient space will be provided for all vehicles to manoeuvre smoothly within the site to ensure that no vehicle turns back onto the local access, as shown on Plan 3. As the traffic generated and attracted by the proposed development is minimal (as shown in Table 2 below), no adverse traffic impacts are anticipated.



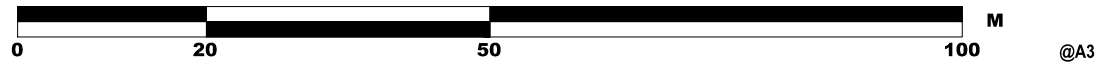
• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
• DO NOT SCALE DRAWING

LEGEND

-  APPLICATION SITE
-  AREA OF LAND FILLING



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: ABOUT 4,014 m ²
PROPOSED FILLING OF LAND AREA	: ABOUT 3,904 m ²
LAND FILLING DEPTH	: NOT MORE THAN 0.5 m

A	FILLING OF LAND PLAN	22 MAY 2025
-	FILLING OF LAND PLAN	03 JAN 2025
REVISION		
drawn	CL & LY	DATE 03 JAN 2025
checked	-	DATE -
approved	-	DATE -
contract no. -		
project no.		
TITLE :		
PROPOSED TEMPORARY 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. 107, KAM TIN NORTH, YUEN LONG, NEW TERRITORIES		
drawing title.		
FILLING OF LAND PLAN		
drawing no.	rev.	scale
PLAN 5	A	N.T.S.