

寄件者: [REDACTED]
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收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Jet Sze Jet CHEUNG/PLAND
主旨: Planning Application No. A/YL-KTN/1112 - Submission of Further Information 2
附件: A_YL-KTN_1112_FI2_RtoC.pdf
類別: Internet Email

Your ref: TPB/A/YL-KTN/1112

Dear Sir/Madam,

Planning Application No. A/YL-KTN/1112
Temporary Open Storage of Vehicles and Construction Materials for a Period of 3 Years at
Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New
Territories
Submission of Further Information 2

Reference is made to the captioned planning application No. A/YL-KTN/1112. We are pleased to submit herewith the further information including a **Response-to-Comment Table** (see attachment) to address departmental comments received. Moreover, the applicant would like to provide the following clarifications:

Relationship with the brownfield uses in the vicinity

The application site (the Site) will be leased to operator(s) for the applied use, whereas the applicant is still seeking suitable tenant(s) to occupy the premises. The operation of the Site is independent from nearby brownfield uses such as warehouses and open storages. A 2.5m-high solid metal wall will be erected along the periphery of the Site, except the openings of the local track bisecting the Site, to distinguish the boundary and separate the operation from uses in the vicinity.

Regarding the open storage areas adjacent to the mitigation wetland to the east and village to the south, which fall outside the Site, the open storage activity has been stopped and the applicant will re-construct the fence wall so as to align with the Site boundary under the current planning application once approved by the Town Planning Board.

Mitigation measures to minimise impact on the surroundings

As mentioned above, 2.5m-high solid wall will be erected along the periphery of the Site to minimise nuisance generated by the open storage operation. The open storage involves solid and stable materials only, such as steel beams, lumbers, structural pipes and metal scaffolding. No storage of sand and soil nor further filling of land will be done so that no storage materials will be spilled out of the Site.

In addition, the business hours of the Site will be strictly limited to 9:00 a.m. to 5:00 p.m. from Mondays to Saturdays. There will be no operation on Sundays and public holidays. It is also confirmed that there will be no car washing, dismantling, repairing, assembling and/or other workshop activities at the Site. The applicant will strictly follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)” promulgated by the Environmental Protection Department (EPD) and comply with all environmental protection/ pollution control ordinances.

With the mitigation measures properly implemented, it is considered that no adverse impact on the surroundings is anticipated.

Should you have any questions, please do not hesitate to contact the undersigned at [REDACTED] Thank you.

Best regards,
Charlie TSUI
Town Planner

Maxtop Sky Limited
[REDACTED]

Your ref: TPB/A/YL-KTN/1112

Further Information 2

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	<p data-bbox="226 440 1153 512">Lands Department (LandsD) (Contact Person: Ms. S.L. CHENG), dated 15.5.2025</p> <p data-bbox="271 560 1153 632">(a) I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p data-bbox="315 679 1153 751">Unauthorised structure(s) within the said private lot(s) covered by the planning application</p> <p data-bbox="315 799 1153 1023">LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot No. 1714 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 data-bbox="315 1070 1153 1339">If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if</p>	<p data-bbox="1189 560 2085 711">Noted. The applicant will apply to the LandsD for STW and STT to regularise lease breaches / permit erection of temporary structures in the concerned private lots, as well as the occupation of Government land, upon approval of the planning application.</p>

	approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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.	
2	<p>Agriculture, Fisheries and Conservation Department (Contact Person: Ms. WONG Cheuk-ling), dated 19.5.2025</p> <p>(a) There is a mitigation wetland located to the west of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the concerned wetland nearby during operation.</p>	<p>The Site will be fenced off by periphery solid metal wall of 2.5m high in order to minimise any potential nuisance to the surroundings. As the Site is already hard-paved, no further filling of land is proposed for the current planning application.</p> <p>The northwestern part of the Site serves as ingress/egress, loading/unloading space and manoeuvring space only. There will be no storage activity at this part to avoid disturbance to the concerned wetland.</p> <p>For the storage areas, the construction materials to be stored include steel beams, lumbers, structural pipes and metal scaffolding. No sand and soil will be stored. Furthermore, the applicant confirms that there will be no car washing and other workshop activities at the Site.</p> <p>In light of the above measures, it is considered that the applied use will not generate adverse impacts on the concerned wetland.</p>