

Our Ref. : DD118 Lot 1267 & VL
Your Ref. : TPB/A/YL-TT/717

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

By E-mail

19 September 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 1266 (Part) and 1267 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/717)

We write to submit further information in response to departmental comments on the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at () or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Ms. Momo CHOW

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



Response-to-Comment (RtC)

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone
Lots 1266 (Part) and 1267 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

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(i) A RtC table:

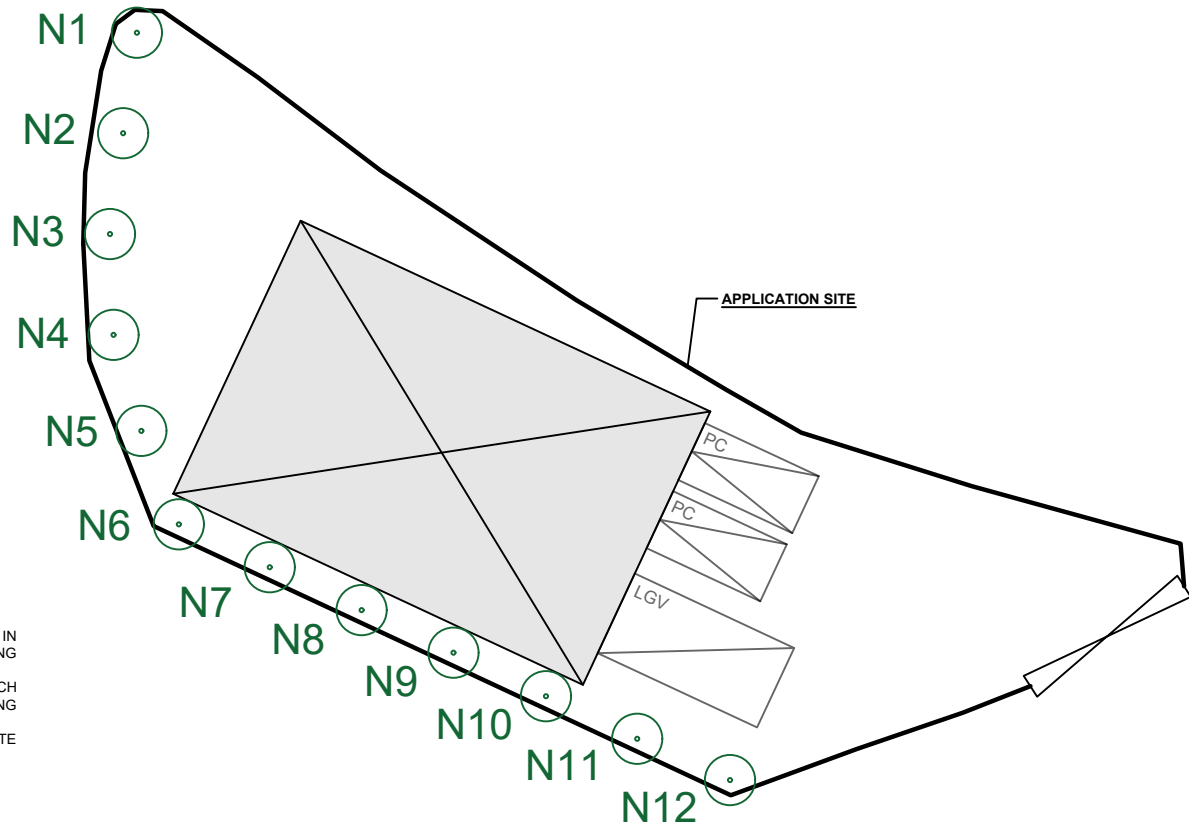
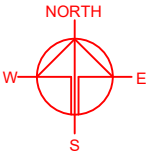
Departmental Comments		Applicant's Responses
1. Comments from the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	Although the site falls within the “Agriculture” zone, it is adjacent to the “Conservation Area” zone to its east, south and west. According to the aerial photo submitted, the application site is currently vegetated and the surrounding area is rural. There is no information provided on whether the proposed warehouse use will cause disturbances to the Conservation Area nearby.	<p>The site inspection conducted on 27.08.2025 has revealed that the application site (the Site) is currently <u>vacant and covered with overgrown grass</u>. No tree is identified thereon. With a view to enhancing the landscape quality of the surroundings, the applicant proposes to plant 12 nos. of <u>new tree of local species</u> along the southwestern periphery of the Site. Please refer to the landscape plan enclosed at Annex 1.</p> <p>Moreover, the applicant will implement good practices under <u>the Professional Persons Environmental Consultative Committee Practice Notes 1/23</u> published by the Environmental Protection Department to alleviate the potential adverse impacts to the surroundings. Besides, 2.5 m high <u>periphery fencing</u> will also be erected along the site boundary to mitigate potential landscape and noise impacts (Section 5.12 of the Planning Statement refers).</p> <p>Upon obtaining relevant planning permission from the Board, the applicant will provide <u>periphery drainage u-channel with catchpits and sand trap</u> to collect the surface run-off from the Site. The final design of drainage facilities provided thereon shall subject to the requirement of the Drainage Authority (Section 5.15 of the Planning Statement refers).</p> <p>In view of the above, the adverse impact to the area zoned “Conservation Area” that would have arisen from the proposed development <u>shall not be envisaged</u>.</p>

(b)	<p>The subject site falls within the “AGR” zone and is generally vacant with some sundries. 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.</p>	<p>The Site has been left abandoned without active agricultural use. Despite the fact that the proposed development is not in line with the planning intention of the “Agriculture” (“AGR”) zone, the special background of the applicant being an affected operator under Government’s public housing development in Shap Pat Heung 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 <u>the smooth clearance of land and implementation of Government’s public housing project</u>, and the provision of operating space for displaced brownfield operations still needed by the community.</p> <p>Similar applications for the <u>same applied use</u> (Nos. A/YL-TT/575, 6-08, 642, 648, 651 and 671) <u>within the “AGR” zone on the same OZP</u> have been approved by the Board between 2022 and 2024. As such, the 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.</p> <p>The applicant will reinstate the Site to an amenity area upon expiry of the planning approval period.</p>
<p>2. Comments of the District Planning Officer/Tuen Mun and Yuen Long West, Planning Department (DPO/TMYLW, PlanD)</p>		
(a)	<p>As the Site is adjacent to “Conservation Zone”, please submit a landscape proposal to mitigate potential landscape impacts.</p>	<p>The site inspection conducted on 27.08.2025 has revealed that the Site is currently vacant and covered with overgrown grass. No tree is identified thereon. With a view to enhancing the landscape quality of the surroundings, the applicant proposes to plant 12 nos. of new tree of local species along the southwestern periphery of the Site. Please refer to the landscape plan enclosed at Annex 1.</p>

Annex 1
Landscape Plan

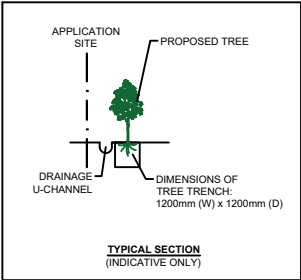
LANDSCAPE PLAN

APPLICATION SITE AREA	: 623 m ²	(ABOUT)
NOS. OF TREE TO BE PLANTED	: 12	
SPECIES OF NEW TREES	: ELAEOCARPUS CHINENSIS (N1-N12)	
HEIGHT OF NEW TREES	: NOT LESS THAN 2.75 m	
SPACING OF NEW TREES	: NOT LESS THAN 4 m	
DIMENSION OF TREE TRENCH	: 1.2 m (W) X 1.2 m (D)	



NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	INGRESS / EGRESS
	PROPOSED TREES

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
CC	27.8.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LANDSCAPE PLAN

DWG NO.	VER.
PLAN 01	001