

Our Ref. : DD116 Lot 253 RP & VL
Your Ref. : TPB/A/YL-TT/726

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

By E-mail

29 September 2025

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Vehicle with Ancillary Facilities and Associated Filling of Land
for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 115 and D.D. 116
and Adjoining Government Land, Au Tau, Yuen Long, New Territories
(S.16 Planning Application No. A/YL-TT/726)**

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

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] 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

email: ekytam@pland.gov.hk)

(Attn.: Ms. Momo CHOW

email: mhcchow@pland.gov.hk)



Response-to-Comment (RtC)

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for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 115 and D.D. 116
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(i) A RtC table:

Departmental Comments		Applicant's Responses
1. Comments from the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	There is/are unauthorised structure(s) and/or uses on Lot NO. 270 S.B RO in D.D. 116 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD.	Noted. Upon obtaining relevant planning permission from the Town Planning Board, the applicant will submit applications for STW and STT to DLO/YL, LandsD for the erection of the proposed structure (i.e. an 18 m ² , single-storey structure for guardroom use) and the occupation of Government Land (i.e 32 m ²) within the site boundary.
(b)	If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of 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 approved, will be subject to such terms and conditions including 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. Comments from the District Planning Officer/Tuen Mun and Yuen Long West, Planning Department (DPO/TMYLW, PlanD)		
(a)	Please advise whether “Crown Motors Limited” has vacated the original site already.	The affected business operator, Crown Motors Limited, is currently operating at the affected business premises.

- (ii) The applicant provides information in response to various aspects of the public comments received during the public inspection period:

Traffic aspect

- capacity assessments were undertaken in the Traffic Review enclosed at **Appendix III** of the original submission, with a view to revealing the AM and PM peak hour traffic conditions for years 2025 and 2029 on the critical link and junction. The assessment results have indicated that the critical link and junction perform satisfactorily during the AM and PM peak hours on a normal weekday for both the reference and design scenarios. Therefore, the potential traffic impact that would have arisen from the proposed development is considered to be insignificant. For details, please refer to Sections 5.6 to 5.9 of the Planning Statement;

Drainage aspect

- the applicant conducted a Drainage Impact Assessment (DIA) to review the drainage arrangements of the proposed development. The DIA report enclosed at **Appendix V** of the original submission has revealed that the potential increase in surface runoff generated by the proposed development is estimated to be minimal. A series of perimeter surface drains with catchpits are proposed to collect the cumulative runoff, which will eventually be connected to a storage tank for the storage of additional runoff. The results have concluded that no adverse drainage impact is envisaged. The applicant will implement the proposed drainage facilities once the proposal is accepted by the Drainage Authority. For details, please refer to Sections 5.14 to 5.15 of the Planning Statement;

Fire safety aspect

- the applicant has submitted a fire service installations (FSIs) proposal to enhance the fire safety of the proposed development. Should the proposal enclosed at **Appendix VI** of the original submission be considered acceptable by the Director of Fire Services, the applicant will erect the proposed structure (upon receiving Short Term Waiver from the Lands Department) and install the required FSIs. For details, please refer to Sections 4.9 and 5.16 of the Planning Statement;

Environmental aspect

- the proposed development is solely for open storage use without any sewage generation. The applicant will strictly follow the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will comply with all relevant environmental protection/pollution control ordinances at all times. Moreover, the applicant will also follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 1/23 and 2/24* during the construction and operation stages. For details, please refer to Sections 5.10 to 5.12 of the Planning Statement; and

Filling of land

- as mentioned in Section 5.3 of the Planning Statement, the applicant will remove the paving and reinstate the application site to an amenity area upon expiry of the planning permission.