

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

17 December 2025

Dear Sir,

3rd 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 comments on the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [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
(Attn.: Mr. Kevin LAM

email: ekytam@pland.gov.hk)
email: kthlam@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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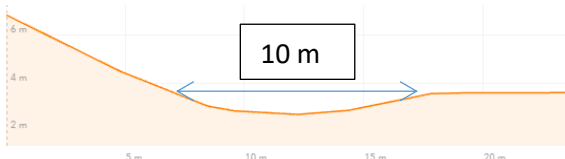
(S.16 Application No. A/YL-TT/726)

(i) A RtC table:

1. Comments from the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	In the “Tree Survey Report” of the submission, it is observed that T34 <i>Ficus microcarpa</i> with DBH 1200mm meets the criteria of trees of particular interest (TPI) with reference to the <i>Guidelines for Tree Risk Assessment and Management Arrangement (10th Edition)</i> by GLTMS/DEVB and it is proposed to be felled. The applicant should review the conservation status of all trees/vegetation and clearly indicate if there are any TPI, Old and Valuable Trees and rare/protected species within the Site. No tree/vegetation with conservation status should be removed without justification. For the proposed tree treatment of T34, the applicant should provide more details/photos to substantiate a “poor” structural condition and review if T34 could be preserved in-situ on the application site.	The applicant has proposed to preserve T34 in-situ. Please refer to the revised Landscape Plan at Annex 1 .
(b)	According to the Section 5.13 and “Landscape Plan”, the applicant proposed to plant 59 new trees - <i>Bauhinia x blakeana</i> as tree compensation and to enhance the landscape quality and biodiversity of the surrounding area. To achieve biodiversity and demonstrate that the applied use would not generate adverse landscape impact on the surrounding areas, the applicant should consider planting more trees with diverse species. For example, to provide buffer tree planting at the interfaces between the two land pieces within the extent of the Site but not included in the application.	<p>With a view to enhancing the landscape quality and biodiversity of the surrounding area, the applicant proposes to plant 63 nos. of tree of 4 different local species at the application site (the Site).</p> <p>The proposed trees would serve as a landscape buffer at the interfaces between the two land pieces within the extent of the Site but not included at the Site.</p> <p>Please refer to the revised Landscape Plan at Annex 1.</p>

Departmental Comments		Applicant's Responses
2. Comments from the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	<p>The subject site falls within “AGR” zone and is abandoned land with some structures. Agricultural infrastructures such as road access and water source are available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., the proposed development is not supported from agricultural perspective.</p>	<p>The Site has been left abandoned without active agricultural use. The Site is surrounded by highways and major road networks, residential development, open-air vehicle park, public housing, as well as a sewage pumping station, which is considered relatively not optimal for agricultural activities.</p> <p>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.</p>
(b)	<p>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. There is no clear information on what measures would be taken to minimize the extent of hard paving and to avoid disturbing Yuen Long Bypass Floodway. We have reservation on the application from nature conservation perspective.</p>	<p>The Site is in close proximity to nearby highways, villages, public housing, private residential developments, and open-air vehicle parks. The proposed housing development in Shap Pat Heung is also located to the south of the Site.</p> <p>With a view to enhancing the and biodiversity of the surrounding area, the applicant proposes to plant 63 nos. of tree of 4 different local species at the Site (Annex 1). The proposed trees would serve as a landscape buffer between the Yuen Long Bypass Floodway and the Site.</p> <p>The direct habitat loss and indirect disturbance to Yuen Long Bypass Floodway are therefore not envisaged.</p>

3. Comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	According to the record, there is an existing natural watercourse passing through the Application site at government lands. Please maintain this existing natural watercourse and all existing discharge connection(s) under this development. Proposed crossing, if any, should be indicated on plan with details provided in the drainage proposal. The location, alignment and the size of the existing natural watercourse should be indicated on the drainage plan and cross sections for clarity. Please also provide photos at different locations and views to show its existing condition for review.	<p>According to the site visit record, only an approx. 300 mm channel is identified at the most upstream of the concerned watercourse. In addition, all the catchments in the area have been considered in the proposed drainage system. It is proposed to construct a new channel at the similar alignment to carry the flow from existing upstream 300 mm channel to downstream. A typical detail is shown in Figure 3 of the revised Drainage Impact Assessment (DIA) (Annex 2) for the interception of existing watercourse, if any.</p> <p>Photos of existing site for location of concerned are appended in Appendix E of the revised DIA.</p>
(b)	According to Figure 1, the locations C1 and C2 are excluded from the application site. The drainage proposal should include considerations and provisions to prevent/intercept flow onto/from these locations and to allow/maintain the existing flows from these locations.	Additional channels have been proposed in Figure 3 of the revised DIA.
(c)	Referring to para. 4.1.4, it is noted that the storage water will be pumped to the existing watercourse after the extreme rainfall event. Please provide the details of the proposed pumping system and its operation arrangement with drawing(s) (i.e. the number and size of pumps provided, sump pit design, the pump control/operation criteria, pump rate, pump start/stop frequency, etc.) for comment.	The Site will be covered with gravel. The applicant has proposed not to hard-pave the Site with concrete. No additional runoff would be generated. Storage tank and pumping system are therefore omitted from the submission.
(d)	Please provide the contingency plan for maintaining /repairing of pump/pump pits, overflow at pump pits, in particular for any emergency discharge system available when the proposed pumping system is out of service.	
(e)	Please confirm if any walls or hoarding are/to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the site and please provide its details for comments.	100 mm openings from ground level along wall /hoarding or equivalent will be provided.

(f)	For Appendix A1, the utilization of some proposed u-channels is over 80%. Please consider upgrading these u-channels accordingly.	Appendix A1 of the revised DIA has been updated.
(g)	Please provide the connection details for the proposed 750 mm outlet pipe and the existing channel. Please also advise the size of the existing channel to which the applicant proposed to discharge the stormwater from the subject site for review.	<p>Please refer to Figure 3 of the revised DIA for the connection of the proposed channel to the existing watercourse.</p> <p>Please note that the existing channel cannot be accessed. According to CEDD's data, the existing channel is approximately 10 m in width.</p>  <p>Source: LiDAR Data from CEDD</p>
(h)	Catchpit should be provided at turning point of proposed u-channel.	Noted.
(i)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas etc.	
(j)	The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside Lis lot boundary before commencement of the drainage works.	

- (ii) The applicant reaffirms that, as mentioned in Section 5.3 of the Planning Statement, all paving will be removed and the Site will be reinstated to an amenity area upon expiry of the planning permission.