

寄件者: [REDACTED]
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收件者: tpbpd/PLAND
副本: Eva Ka Yan TAM/PLAND; Kevin Ting Hong LAM/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Grace Wong
主旨: RE: [FI] S.16 Planning Application No. A/YL-TT/726 - Further Information
附件: FI4 for A_YL-TT_726 (20260121)_supersede.pdf
類別: Internet Email

Dear Sir,

We write to submit further information to supersede our previous submission on the captioned application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

[REDACTED]

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

20 January 2026

Dear Sir,

4th 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)



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Response-to-Comment (RtC)

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 Application No. A/YL-TT/726)

(i) An RtC table:

Departmental Comments	Applicant's Responses
1. Comments from the District Planning Officer/Tuen Mun and Yuen Long West, Planning Department (DPO/TMYLW, PlanD)	
<p>(a) It is noted that the affected business (covered by a previously approved planning application No. A/YL-PS/653) which was approved by the Board on 4.3.2022. The site area of planning application No. A/YL-PS/653 is about 45,870 m² for temporary open storage of 2,250 new vehicles for a period of three years.</p> <p>A planning application No. A/YL-PS/739 for the same applied use was approved by the Board on 11.4.2025 with policy support to facilitate the relocation of a portion of the affected business operators' business. The site area of planning application No. A/YL-PS/739 is 41,020 m² for temporary open storage of 2,250 new vehicles for a period of three years. According to the applicant, as part of the site area (about 8,821 m²) was designated as wetland buffer areas and wetland preservation areas which are not usable. That the site area under planning application No. A/YL-PS/739 is about 32,189 m².</p> <p>For the current application (No. A/YL-TT/726), the applicant seeks permission for the temporary open storage of 700 new vehicles. As application No. A/YL-PS/739 appears to have already provided for the storage of all 2,250 affected vehicles, please clarify the justification for this proposal to contain 700 of new vehicles.</p>	<p>With respect to the Further Information submitted to the Town Planning Board on 11.02.2025 under planning application No. A/YL-PS/739, the actual area for open storage is reduced from about 33,358 m² to about 27,953 m² with a view to preserving the existing marsh and swamp, and providing surrounding buffer areas and circulation/loading and unloading areas therewithin.</p> <p>The application site under planning application No. A/YL-PS/739 was originally proposed to accommodate about 2,000 vehicles pending for sale, including private cars (PC), light buses (LB) and light goods vehicles (LGV). Nonetheless, the parking space dimensions for PC, LB and LGV as stipulated in the <i>Hong Kong Planning Standards and Guidelines</i> are 12.5 m², 24.0 m² and 24.5 m² respectively. Under the assumption that each vehicle requires about 18 m² of space (taking into account the <u>types of vehicles</u>, <u>irregular landform</u>, <u>internal circulation area</u> and <u>side clearance of each vehicle to be stored</u> within the open storage area), the actual nos. of vehicle stored at the application site under planning application No. A/YL-PS/739 shall eventually be <u>limited to about 1,500 to 1,600</u>.</p> <p>In view of the above, it is expected that the approval of both application sites shall be able to accommodate the existing demand of the affected business premises.</p>

2. Comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	<u>Figure 3</u> Consideration should be given to provide grating for the surface channels.	Noted. Grating will be provided for surface channels. Please refer to the updated notes in the Drainage Impact Assessment at Annex 1 .
(b)	<u>Figure 3, Drainage Schedule</u> Please review if CP5.02 should be connected to CP4.05 instead of CP4.04.	Noted. CP5.02 will be connected to CP4.05 and it has been updated in Figure 3.
(c)	<u>Figure 3, Drainage Schedule</u> It seems that CP6.02 is missing in the drainage plan, please review.	Noted. CP6.02 is a typo and has been removed from the Schedule.
(d)	<u>Figure 3, Drainage Schedule</u> Details of CP10.1 to CP1.02b are missing in the schedule, please review.	Noted. Details of CP10.01 to CP1.02b in the Schedule have been updated.
(e)	<u>Figure 3</u> Please clarify where the typical detail for intercept of existing watercourse would be applied. If this detail refers to CP1.03 to existing watercourse, please review if the arrow sign and "to CP" should be revised.	Noted. The typical details for intercept of existing watercourse have been updated. It would be applied to the connection from CP1.03 to the existing watercourse.
3. Comments from the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	From nature conservation perspective: While the applicant has proposed buffer planting to minimise indirect disturbance to Yuen Long Bypass Floodway in the FI, our previous comments regarding the direct loss of watercourse within the application site remains valid. We have reservation on the application.	<p>The site photos and aerial photo taken by the applicant on 19.01.2026 have shown that no watercourse was found within the application site (the Site). It is anticipated that the provision of 63 nos. of new trees of local species within the Site shall be able to enhance the ecological and landscape value of the Site and its surroundings. Please refer to Annex 2 for the site photos and aerial photo.</p> <p>Besides, the Site has been left abandoned without agricultural activity for decades. It is surrounded by highways and major road networks, as well as a sewage pumping station, which is considered not optimal for agricultural activities. Despite 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 Tsu Road in Tin Shui Wai' should be considered on its</p>

	<p>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. As such, approval of the current application on temporary basis would not set an undesirable precedent within the “AGR” zone, and would better utilise deserted land in the New Territories. Upon expiry of the planning permission, the applicant will remove the paving materials and reinstate the Site to an amenity area.</p>
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- (ii) The applicant has noted that portion of the Site might be subject of several applications for Small House Grant under the processing of the Lands Department. Given that the proposed development is of temporary nature for a period of 3 years, the applicant undertakes that the actual operational extent of the proposed development be adjustable, should any applications for Small House Grant falling within the site boundary be approved in the future.