

Our Ref. : DD117 Lot 1339 S.A & VL
Your Ref. : TPB/A/YL-TT/773

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

By Email

2 April 2026

Dear Sir,

1st Further Information

Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 117 and adjoining Government Land, Tai Tong, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-TT/773)

We write to provide supplementary information for the consideration of government bureaux/departments (**Appendices I to III**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

1st Further Information

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Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 117 and adjoining Government Land, Tai Tong, Yuen Long, New Territories**

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The applicant provides the following information for the consideration of government bureaux/departments:

1. The applicant has been operating their construction materials trading business premises in Ma Tso Lung (i.e. Lot 2240 S.B (Part) in D.D. 96) since the 2000s. However, the business premises were resumed by the Government to facilitate the implementation of Kwu Tung North New Development Area in February 2022. The applicant subsequently applied to the Town Planning Board (the Board) to facilitate the relocation of the affected business premises to the application Site (the Site) under a S.16 planning application No. A/YL-TT/544. During the application period of No. A/YL-TT/544, the applicant had searched a number of possible sites for relocation of the original premises. Whilst the applicant has spent effort to relocate their original premises to a number of alternative sites in various districts, however, those sites were considered not suitable or impracticable due to various constraints (**Appendices II and III**). After numerous site searches, the applicant had selected the current the Site as the most preferred relocation site for the applicant’s business.
2. The application (No. A/YL-TT/544) was later approved by the Board with conditions on a temporary basis for a period of 3 years on 20.05.2022. Since the approval of application (No. A/YL-TT/544) and its subsequent application (No. A/YL-TT/645), the applicant has been operating at the current Site and has been complying with approval conditions continuously. All drainage and traffic related conditions are approved by the Board; whilst the applicant wishes to continue to comply with fire services conditions during the current application (No. A/YL-TT/773), thus the application was submitted to the Board; and
3. The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Director of Environmental Protection (DEP)		
Contact Person: Mr. Jeremy FONG, Tel.: 2835 2164)		
(1)	Please confirm whether the proposed toilet is a portable toilet, if affirmative, whether licensed collectors will be arranged to collect and dispose the sewage and waste from the proposed use. If not, please advise whether septic tank and soakaway system will be provided. If affirmative, whether the septic tank and soakaway system will be designed	The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all

	<p>and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.</p>	<p>environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.</p> <p>The applicant confirmed that the proposed toilet is a portable toilet where professional licensed collectors will be arranged by the applicant to collect and dispose of the sewage and waste from the proposed use on a regular basis for further treatment. Such that, adverse impact towards the surrounding environment would be lessened.</p>
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Appendix II - Alternative Sites for the Relocation of the Applicant's Original Premises

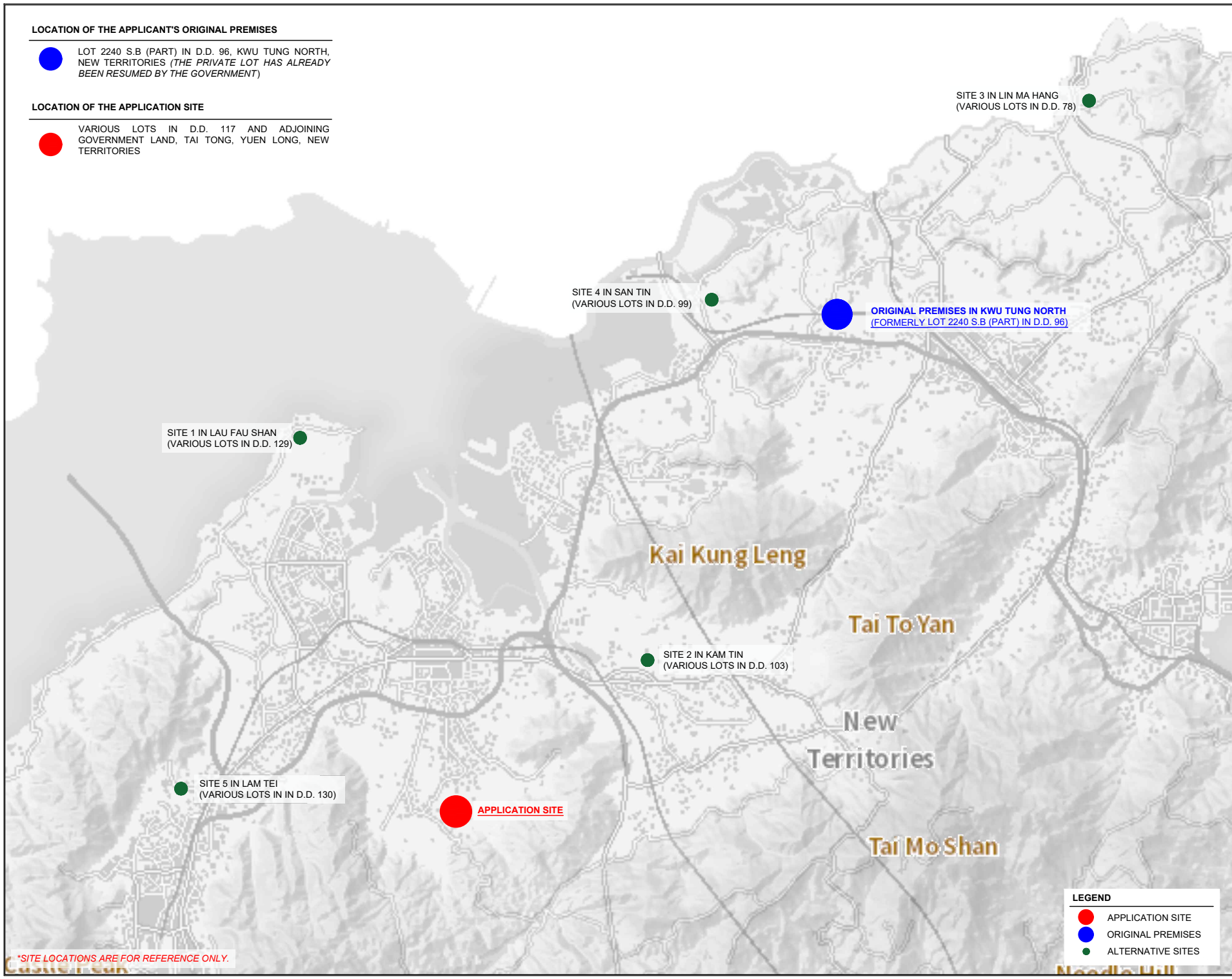
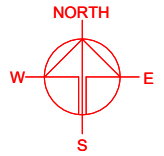
Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 78, Lin Ma Hang, New Territories	Various Lots in D.D. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 107 and Adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories
Site Area	10,740 m ² (about)	540 m ² (about)	24,446 m ² (about)	4,242m ² (about)	7,130 m ² (about)	3,109 m ² (about), including 925 m ² (about) of GL
Accessibility	Accessible from Deep Bay Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Tai Tong Road via a local access
Outline Zoning Plan	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2	Approved San Tin Technopole OZP No. S/STT/2	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Tai Tong OZP No. S/YL-TT/20
Zoning	"Green Belt" ("GB")	"Agriculture" ("AGR")	"Recreation" ("REC")	"Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)")	"Comprehensive Development Area" ("CDA")	"Agriculture" ("AGR")
Existing Condition	Covered with vegetation and woodland	Vacant and covered with vegetation	Mostly vacant and partially hard-paved	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Hard-paved and occupied by temporary structures	Flat, fenced off, currently occupied by the applicant with the same use as the previously approved application No. A/YL-TT/645
Surrounding Area	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by open storage, some G/IC uses, woodland and residential dwellings	Surrounded by vacant land, woodland, public roads, temporary structures and village houses	Surrounded by temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by warehouse, workshop, logistic centre and land for residential use	Surrounded by open storage /storage yards, vacant land and sites occupied by temporary structures for warehouse and workshop
Suitability for Relocation	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - Within the "GB" zone - Not compatible with the surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - Active agricultural activities in the vicinity - Tree felling is required - Not compatible with the surrounding area - Too small for applicant's use 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - Too large for applicant's use - Remote location - Not compatible with the surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - Tree felling is required - Not compatible with the surrounding area - Land is expected to be resumed for the STT development - Remote location 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - In close proximity to residential uses - Tree felling is required - Not compatible with the surrounding area 	<u>Suitable</u> for relocation: <ul style="list-style-type: none"> - Flat and vacant - No active agricultural activities - Not incompatible with the surrounding area - Accessible from public road

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

● LOT 2240 S.B (PART) IN D.D. 96, KWU TUNG NORTH, NEW TERRITORIES (THE PRIVATE LOT HAS ALREADY BEEN RESUMED BY THE GOVERNMENT)

LOCATION OF THE APPLICATION SITE

● VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES



*SITE LOCATIONS ARE FOR REFERENCE ONLY.

LEGEND

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

PLANNING CONSULTANT

PROJECT

TEMPORARY 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. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

INDICATIVE ONLY @ A4

DRAWN BY	DATE
DN	1.4.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

ALTERNATIVE SITES

DWG NO.	VER.
APPENDIX II	001