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Date : 26th August, 2025

Our Ref. : ADCL/PLG-10314/L004

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

By Email

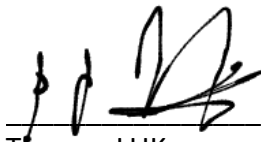
Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years at Lots 929, 930 RP and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories
(Planning Application No. A/YL-TYST/1325)**

We refer to the departmental comments received from the Planning Department regarding the subject application and would like to provide a Responses-to-Comments Table and Landscape Proposal to address the abovementioned departmental comments and facilitate considerations by the Board.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at 3180 7811.

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



Thomas LUK

Encl.
c.c. Client

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Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years at Lots 929, 930 RP and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

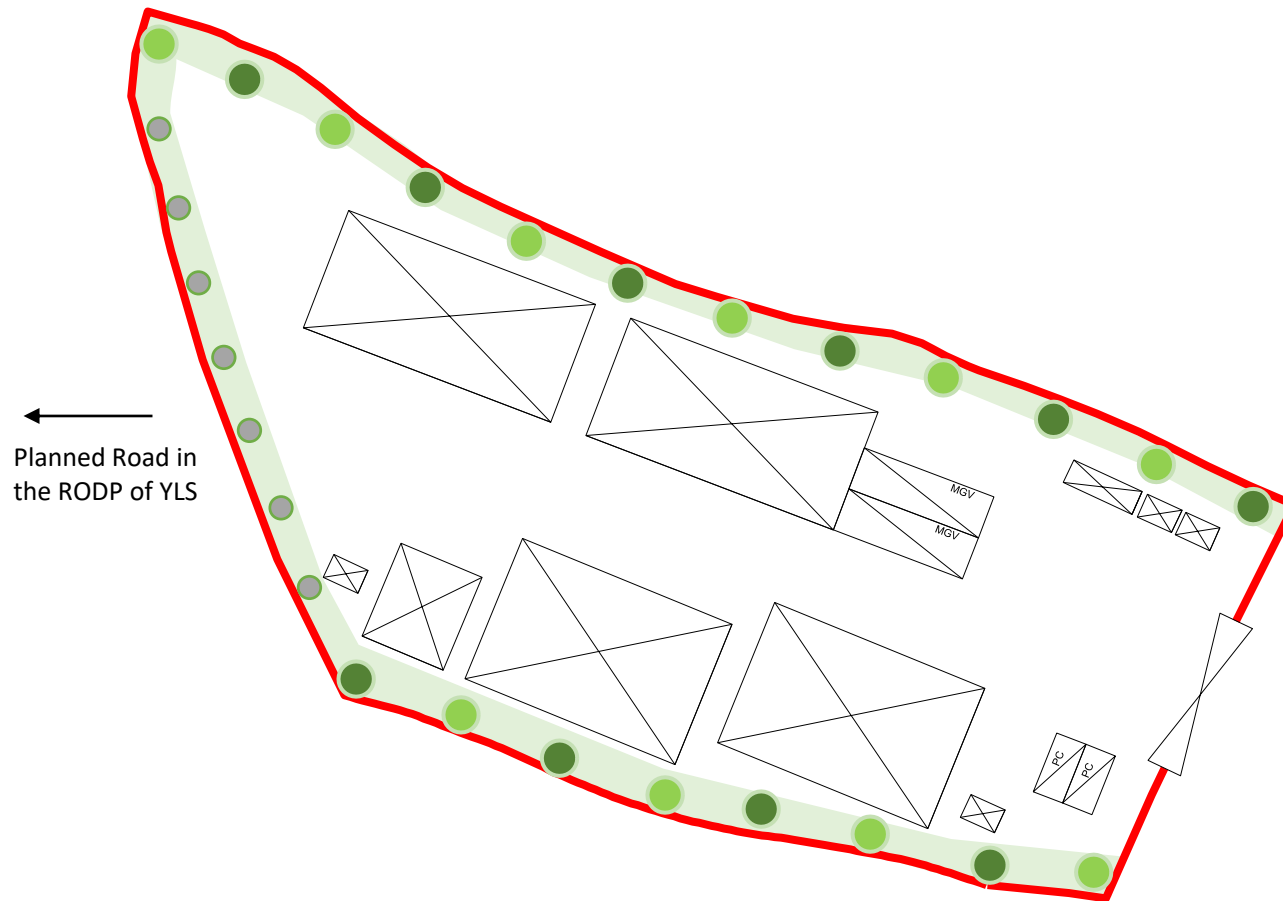
Department	Date	Comments	Responses to Departmental Comments
Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department	25.8.2025	CEDD and PlanD jointly commissioned the "Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation" (the Study). According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the subject site falls within an area zoned "Agricultural" (AGR) which is intended primarily to retain and safeguard existing quality agricultural land for agricultural purposes. From YLS study perspective, the use under application is considered not in line with the planning intention of the "AGR" zone under the YLS Revised RODP.	<p>Noted. The current application intends to temporarily utilize the site currently zoned "R(D)" for the relocation of existing brownfield activities. While the application site falls within the boundary of the Yuen Long South Development Area, it does not fall within the phased development areas, and land resumption is not required. Agricultural activities at the application site have been discontinued, and the applicant has no intention to continue agricultural use in the future, the application site is currently left idled.</p> <p>Given that the application seeks planning approval for a temporary period of 3 years only to facilitate the use of the site while a more suitable permanent relocation is identified, there will be sufficient time to resume to agricultural use if considered necessary. The temporary nature of the proposed uses would not in any sense pose any constraints to jeopardize nor pre-empt the long-term development under any circumstances.</p> <p>With a view to minimising potential visual impact and enhancing overall compatibility with adjoining areas, it is proposed to incorporate planting areas with tree planting at the periphery of the application site. The landscape proposal (Figure 7 refers) includes a mix of native and suitable plant species, including <i>Tabebuia chrysotricha</i> (黃花風鈴木) and <i>Cassia surattensis</i> (黃槐). These trees will have a minimum height of 2.75 meters and will be planted with a minimum spacing of 3 meters. The chosen species ensure compatibility with the application site while enhancing biodiversity and visual amenity. The proposed peripheral planting of 20 trees and planting pots along the site boundary will create a seamless transition with surrounding areas, acting as a natural visual buffer to mitigate landscape impacts. Additionally, the proposed 3-meter boundary fencing will prevent direct visual contact from outside, ensuring that the development induces no significant landscape impact and remains compatible with adjoining areas.</p> <p>In view of the above mitigation measures, approving the current application should allow for the optimization of land resources to</p>

Planning Application No. A/YL-TYST/1325

Responses to Comments Table

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years at Lots 929, 930 RP and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

			support the imminent need for relocation without inducing adverse landscape impact nor jeopardizing long-term development.
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LEGEND:

- The Application Site
- Proposed Planting Area
- Proposed Trees
Total: 20 nos.
(Min. 2.75m tall, 3m spacing)
 - Tabebuia chrysotricha*
Total: 10 nos.
 - Cassia surattensis*
Total: 10 nos.
- Planting Pots

Remarks: All trees will be planted at least 1m between the trees and boundary fencing, and 3m between trees.

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Indicative Landscape Proposal

Figure:

7

Scale:

Not to Scale

Date:

Aug 2025

Ref.: ADCL/PLG-10314-R001/F007



AIKON DEVELOPMENT CONSULTANCY LTD.