



盈卓  
規劃  
有限公司

Our Ref. : DD115 Lot 1046 S.A & VL  
Your Ref. : TPB/A/YL-TT/769

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

**By Email**

12 March 2026

Dear Sir,

**Supplementary 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 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**

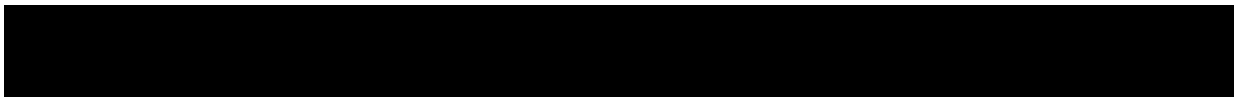
A handwritten signature in blue ink is written over a blue circular stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese characters.

**Danny NG**  
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM  
(Attn.: Mr. Kevin LAM

email: ekytam@pland.gov.hk  
email: kthlam@pland.gov.hk)



**Supplementary 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)**

The applicant provides the following supplementary information for the application:

1. The applicant enclosed revised page of application form and a set of revised plans for the consideration of government departments (**Appendices II and III**); and
2. 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 under two S.16 planning applications Nos. A/YL-TT/544 and 645. 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. After numerous site searches, the applicant had selected the current Site as the most preferred relocation site for the applicant’s business. The application 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 applications No. A/YL-TT/544 and 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, thus the application was submitted to the Board.

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan; zoning plan; land status plan; land filling plan and swept path analysis.</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Accepted drainage; run-in/out; fire service installations proposals and accepted implementation of drainage proposal under the previous application No. A/YL-TT/645; and photographic record of implemented FSIs.</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

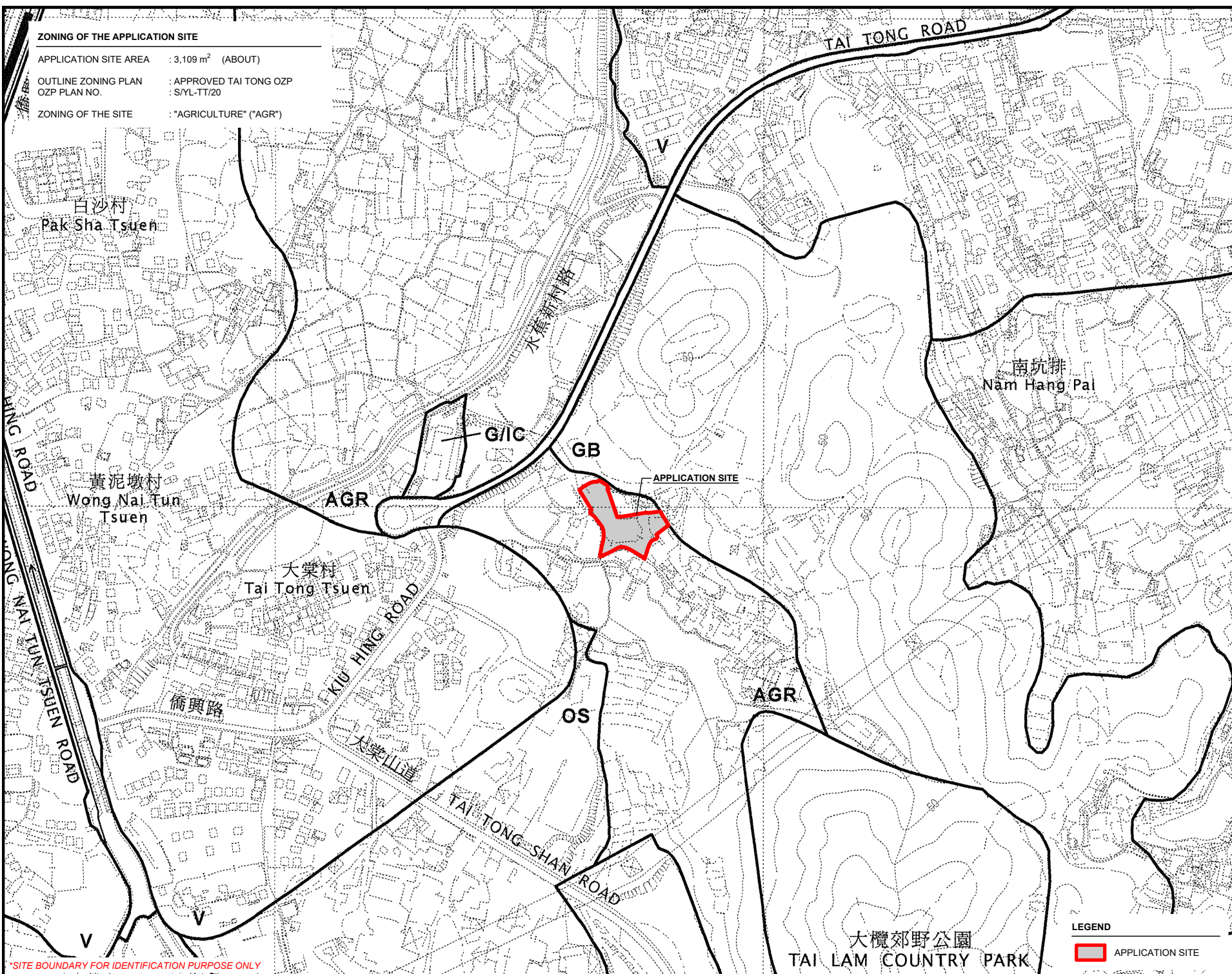
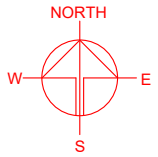
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,109 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED TAI TONG OZP  
 OZP PLAN NO. : S/YL-TT/20  
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

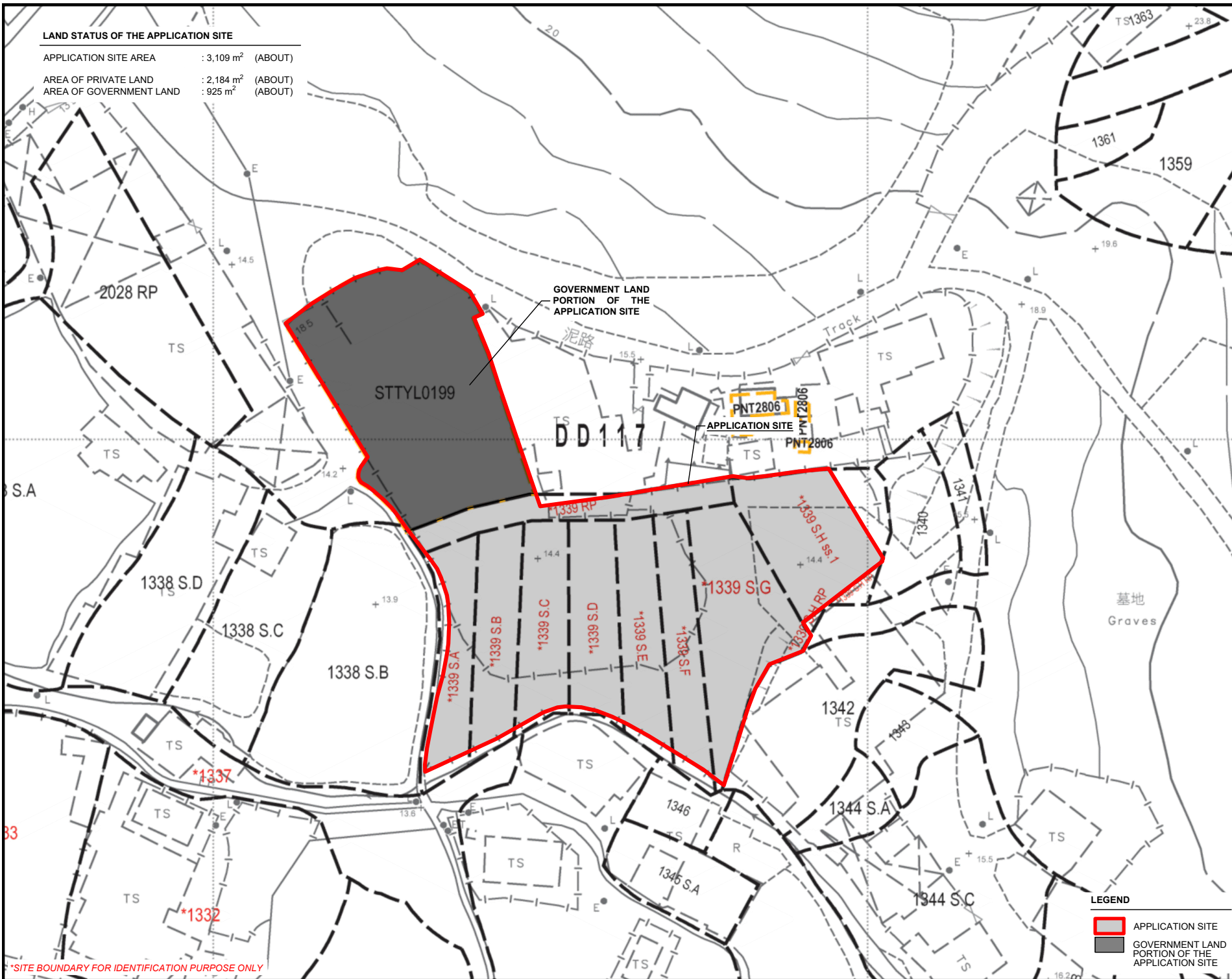
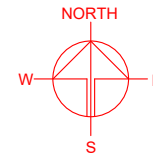
APPLICATION SITE

PLANNING CONSULTANT	
PROJECT	
TEMPORARY (EXCLUDING GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	WAREHOUSE DANGEROUS WITH 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	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	27.1.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	001

大欖郊野公園  
 TAI LAM COUNTRY PARK

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,109 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 2,184 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 925 m<sup>2</sup> (ABOUT)



GOVERNMENT LAND  
PORTION OF THE  
APPLICATION SITE

APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

	APPLICATION SITE
	GOVERNMENT LAND PORTION OF THE APPLICATION SITE

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  
1 : 750 @ A4

DRAWN BY MN	DATE 27.1.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAND STATUS OF THE SITE

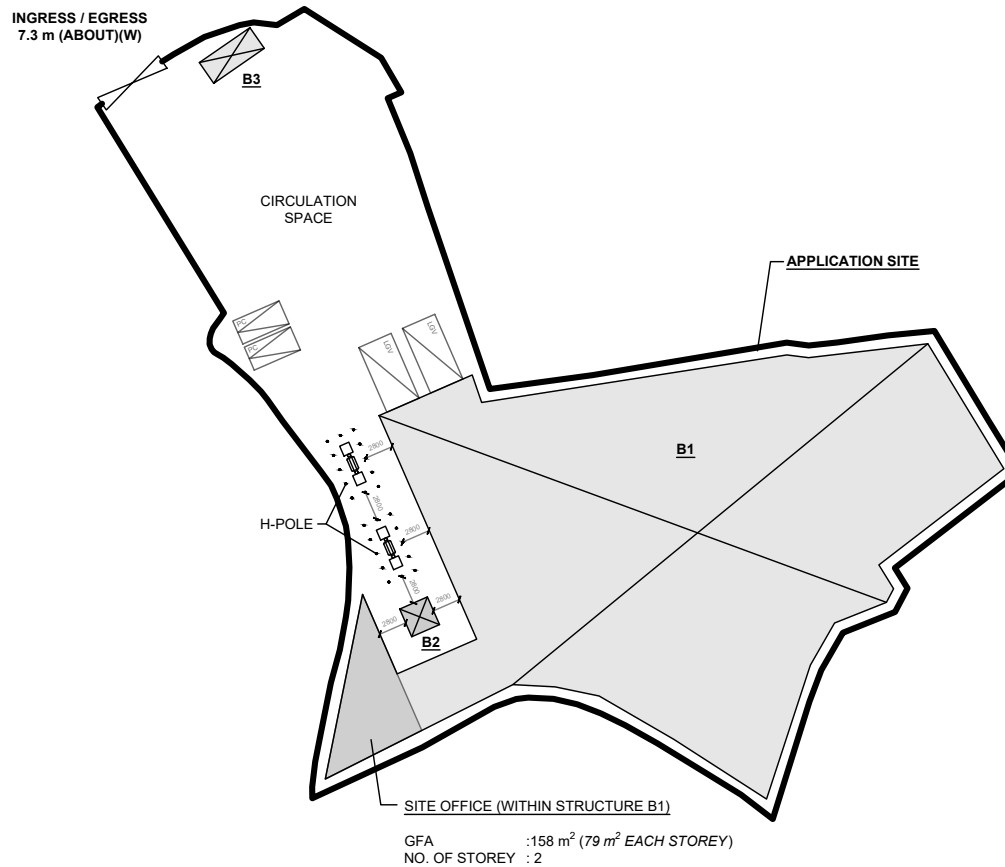
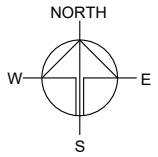
DWG NO. PLAN 3	VER. 001
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**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 3,109 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 1,762 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,347 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.59	(ABOUT)
SITE COVERAGE	: 57 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,841 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 1,841 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 12 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE	1,738 m <sup>2</sup> (ABOUT)	1,817 m <sup>2</sup> (ABOUT)	12 m (ABOUT)(#2-STOREY)
B2	TRANSFORMER ROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	2.5 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>1,762 m<sup>2</sup> (ABOUT)</b>	<b>1,841 m<sup>2</sup> (ABOUT)</b>	

\*ONLY SITE OFFICE PORTION OF STRUCTURE B1 IS 2-STOREY, THE REMAINING AREA OF STRUCTURE B1 IS 1-STOREY.



SITE OFFICE (WITHIN STRUCTURE B1)  
 GFA : 158 m<sup>2</sup> (79 m<sup>2</sup> EACH STOREY)  
 NO. OF STOREY : 2

**PARKING AND LOADING / UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS

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

1 : 750 @ A4

DRAWN BY	DATE
MN	27.1.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
 LAYOUT PLAN

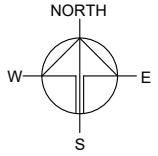
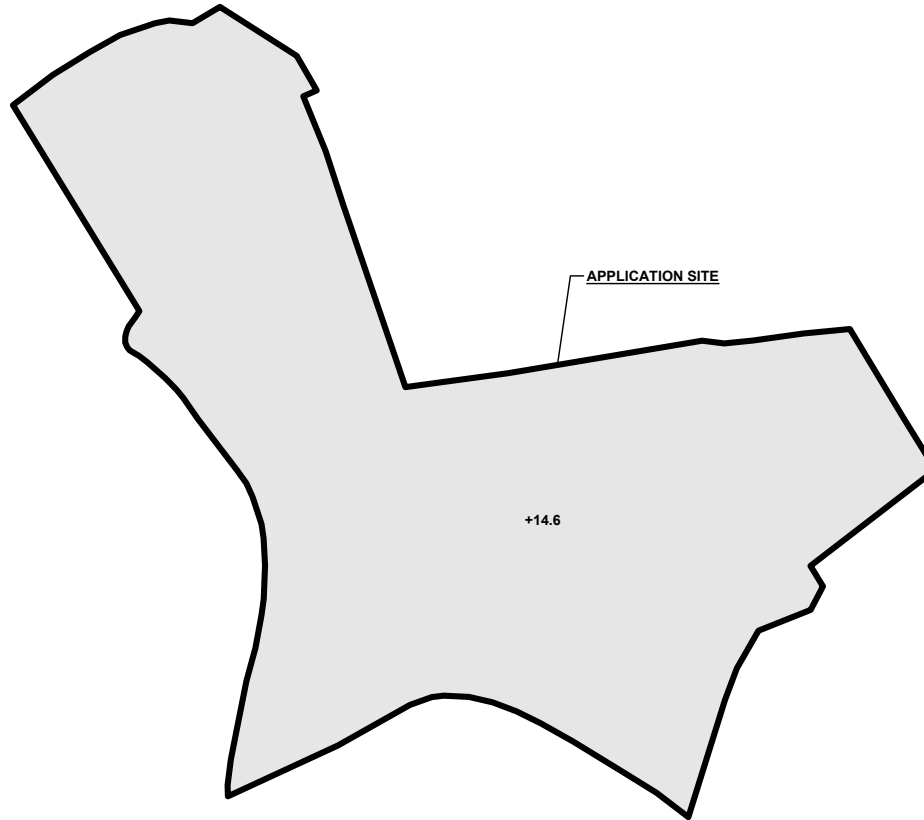
DWG NO.	VER.
PLAN 4	001

**EXISTING FILLED AREA OF THE APPLICATION SITE**

APPLICATION SITE AREA	: 3,109 m <sup>2</sup>	(ABOUT)
COVERED BY STRUCTURE	: 1,762 m <sup>2</sup>	(ABOUT)
PROPOSED LAND FILLING AREA	: 3,109 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVELS	: +14.6 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED SINCE THE APPROVAL OF THE PREVIOUS APPLICATION NO. A/YL-TT/645.

NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



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  
 1 : 750 @ A4

DRAWN BY MN	DATE 27.1.2026
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REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE  
 FILLING OF LAND

DWG NO. PLAN 5	VER. 001
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**LEGEND**

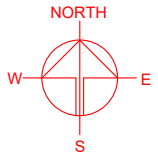
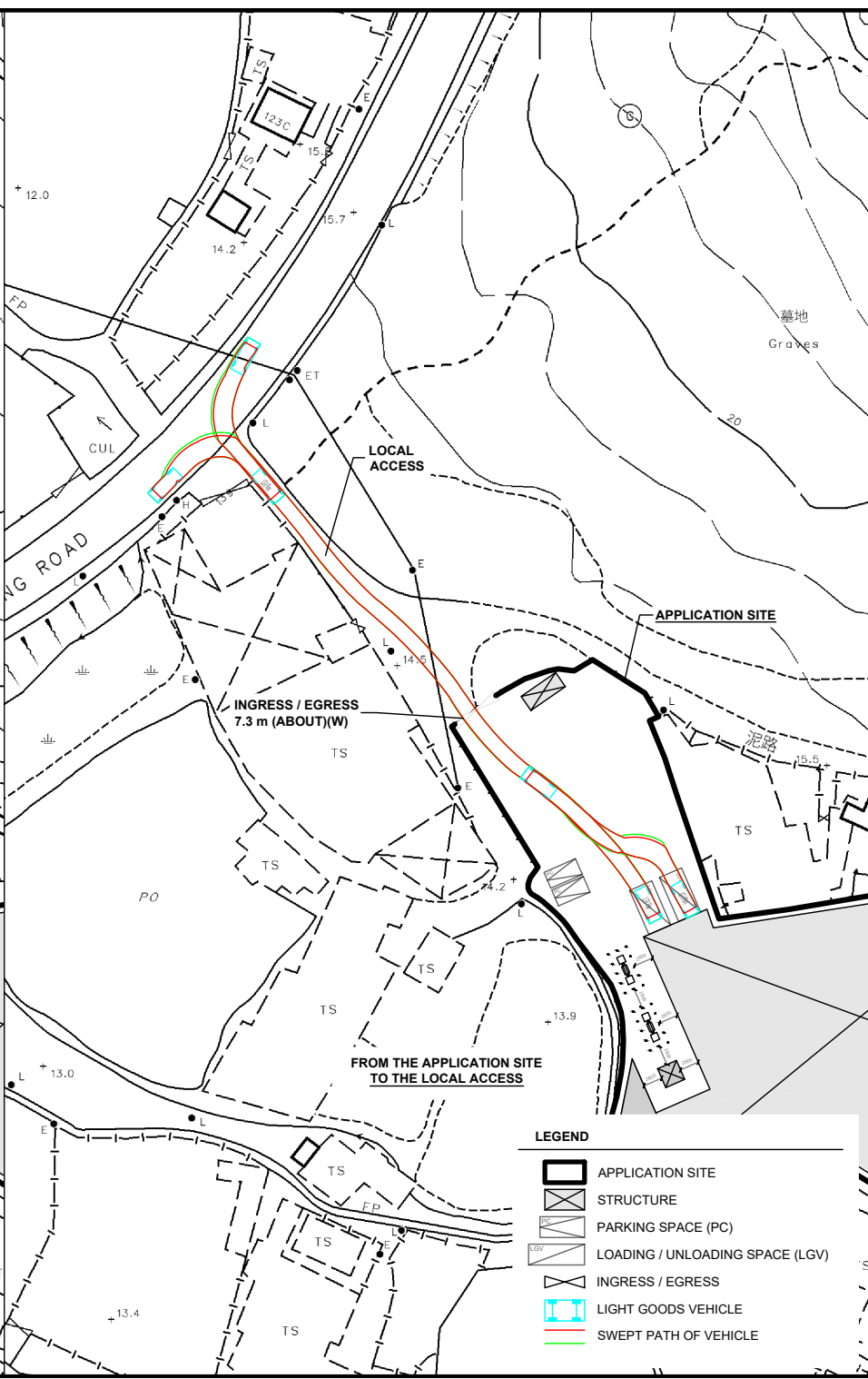
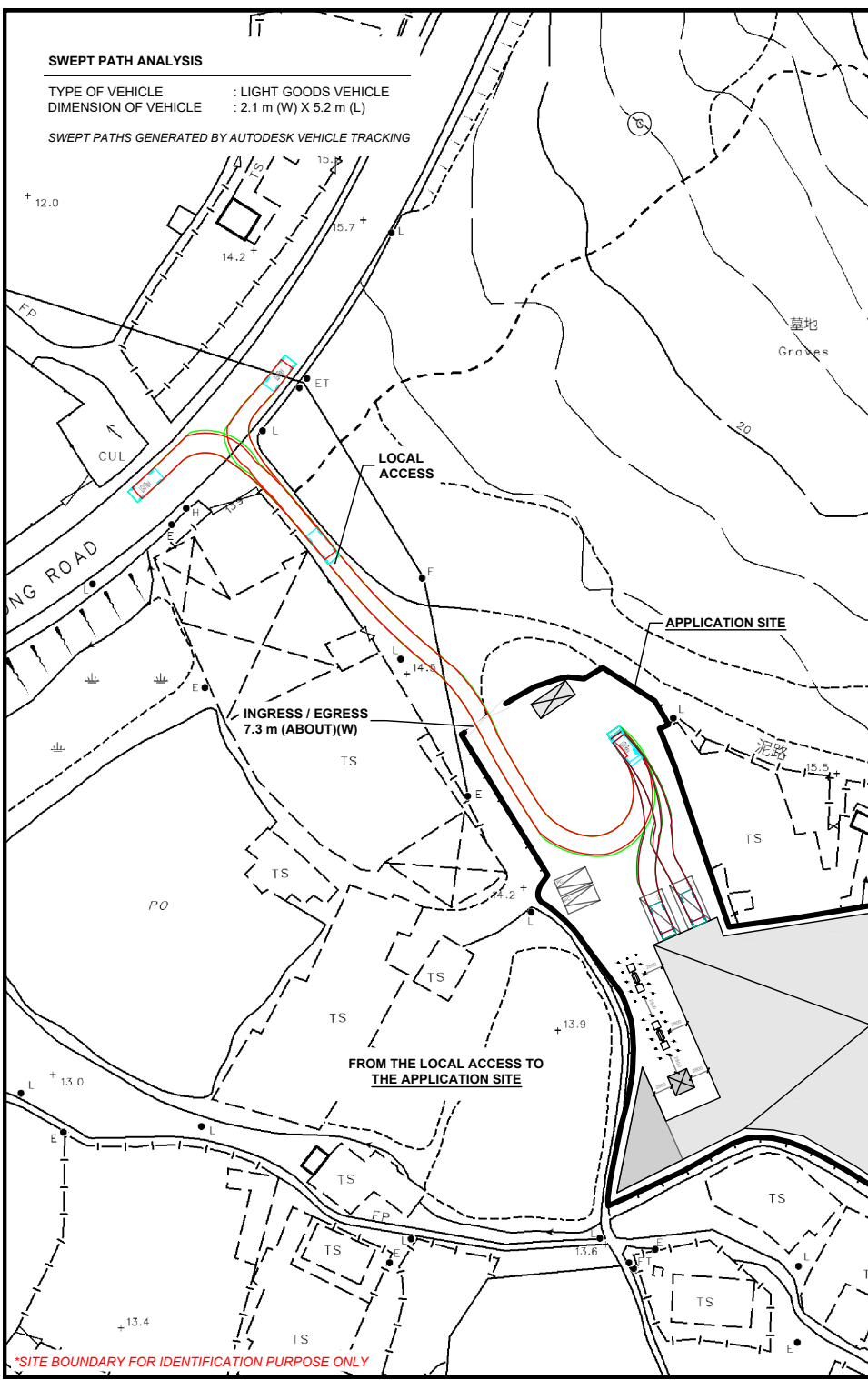
-  APPLICATION SITE
-  PROPOSED FILLING AREA
- +14.6** PROPOSED SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



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  
 1 : 700 @ A4

DRAWN BY: MN DATE: 27.1.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
 SWEPT PATH ANALYSIS

DWG NO. PLAN 6 VER. 001

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

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