



盈卓  
規劃  
有限公司

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**

11 May 2026

Dear Sir,

**2<sup>nd</sup> 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 are writing to submit further information for clarification of the subject application and to respond to departmental comments upon the subject application (**Appendices I and II**).

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. Carmen CHEUNG  
(Attn.: Mr. Kevin LAM

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

**2<sup>nd</sup> 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)**

The applicant provides the following information for the clarifications of the subject application:

1. The Site is the subject of three previous approved S.16 planning applications (Nos. A/YL-TT/515, 544 and 645) for ‘*place of recreation, sports or culture (hobby farm)*’ and ‘*warehouse*’ uses, which were approved by the Board in 2021, 2022 and 2024 respectively. The latest application (No. A/YL-TT/645) was submitted by the same applicant for the same use, which was approved by the Board on a temporary basis for 3 years on 19.07.2024.
2. Comparing with the previous application (No. A/YL-TT/645), L/UL spaces are provided for LGVs instead of CVs; whilst other development parameters remain unchanged. Such amendments are intended to reflect the applicant’s operational need. During the approval period of the previous application (No. A/YL-TT/645), the applicant has made multiple submissions to comply with approval conditions related to submission of revised run-in/out and road widening proposals (i.e. conditions (a) and (c)). A revised proposal only using light goods vehicles to access the Site was submitted by the applicant to relevant government departments, in which, container vehicles (CVs) are no longer required to access to the local track road. Such proposal is considered acceptable by relevant departments, including the Transport Department, Highways Department and the Planning Department. For conditions related to implementation of revised run-in/out and road widening proposals (i.e. conditions (b) and (d)), as the revised proposal is accepted, conditions (b) and (d) are considered not necessary to complied with by relevant departments. Thus, traffic-related conditions are considered complied with by relevant departments.
3. For the current submission (No. A/YL-TT/773), the applicant has adopted the latest layout (i.e. involving only private cars and light goods vehicles). No CVs are involved within the current submission. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site. Staff is also deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety.
4. The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

<b>Comments of the Director of Fire Services (D of FS)</b> <b>Contact Person: Mr. YUEN Tsz-fung, Tel.: 2733 7781)</b>		
(1)	For enclosed structure with gross floor area not exceeding 230 m <sup>2</sup> , portable fire extinguisher and stand-alone fire detector shall be provided;	Noted. Revised proposal is enclosed at <b>Appendix II.</b>
(2)	For enclosed structure with gross floor area exceeding 230 m <sup>2</sup> , sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting and directional & exit signs shall be provided;	Noted. Revised proposal is enclosed at <b>Appendix II.</b>
(3)	In relation to item (1) & (2) above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously;	Noted. Revised proposal is enclosed at <b>Appendix II.</b>
(4)	Stand-alone fire detectors shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]";	Noted. Revised proposal is enclosed at <b>Appendix II.</b>
(5)	A 20-35 kg wheeled type dry chemical fire extinguisher shall be provided in every 500 m <sup>2</sup> on every floor of the premises and ensure that every part of the premises can be reached from a distance of not more than 30 m; and	Noted. Revised proposal is enclosed at <b>Appendix II.</b>
(6)	Modified hose reel system and fire alarm system are considered as self-upgrades and are not mandatory requirements of this Department.	Noted. Revised proposal is enclosed at <b>Appendix II.</b>

