

Our Ref. : DD113 Lot 512 S.A - S.E
Your Ref. : TPB/A/YL-KTS/997

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

By Email

23 April 2024

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lots 512 S.A - S.B and 512 S.C - S.E in D.D. 113, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTS/997)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at (852) 2339 0884 / ronleung@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

 

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Winsome LEE
(Attn.: Mr. Y. Y. MO

email: wwslee@pland.gov.hk
email: yymo@pland.gov.hk

Responses-to-Comments

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 512 S.A - S.B and 512 S.C - S.E in D.D. 113, Kam Tin, Yuen Long

(S.16 Planning Application No. A/YL-KTS/997)

- (i) Although the application site (the Site) is the subject of a previous planning application (No. A/YL-KTS/869) for ‘animal boarding establishment’ use, the applicant finds it difficult to operate the animal boarding establishment business as there are already established animal boarding facilities in the nearby area which makes it challenging for the applicant to develop a new customer base in Kam Tin. Due to the financial infeasibility of implementing the aforesaid business, it has not been operated and the Site is currently vacant with no active use. As there is pressing demand for the local warehousing and storage industry, the applicant is intended to operate a new warehouse to support the industry. The applicant will strictly follow the proposed scheme under the current application after planning permission has been granted from the Town Planning Board (the Board).
- (ii) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	There is a watercourse located to the east of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.	All the proposed works will be carried out at least 3m away from the top bank of the existing watercourse that is located to the east of the Site. Fencing will be erected along the site boundary to avoid the watercourse from reaching at any time during the planning approval period.
2. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	LandsD has reservation on the planning application since there are unauthorized structures and uses on Lot Nos. 512 S.A – S.B and 512 S.C – S.E both in D.D. 113 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD.	Noted. The applicant will submit Short Term Waiver (STW) applications to LandsD to make way for the erection of the proposed structures at the Site after planning approval has been obtained from the Board. No structure is proposed for domestic use.