

Our Ref.: DD124 Lot 2611 S.A & GL
Your Ref.: TPB/A/YL-TYST/1242

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

By Email

16 January 2024

Dear Sir,

3rd Further Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years in “Residential (Group D)”, “Residential (Group B)1” and “Government, Institution or Community” Zones, Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land, Tan Kwai Tsuen, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-TYST/1242)

We are writing to submit further information to provide clarifications of the subject application, details are as follows:

- (i) A documentary proof is provided by the applicant (**Appendix I**).
- (ii) 2.5m high boundary fencing with vertical greening is proposed to be installed along the southern and western portions of the application site (the Site), in order to minimize visual impact to the nearby locals (**Plan 1**). Climber species, such as *bougainvillea spectabilis* and *lonicera japonica*, would be planted on the fence with regular maintenance by the applicant.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) [REDACTED] 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





地政總署
新發展區組彩園分處
CHOI YUEN SUB-OFFICE
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水彩園邨彩屏樓地下 129 至 136 室
Units 129-136, Ground Floor, Choi Ping House,
Choi Yuen Estate, Sheung Shui, New Territories

網址 Website : www.landso.gov.hk

電話 Tel: 3582 3867
圖文傳真 Fax: 3565 4270
電郵地址 Email: slep5@landso.gov.hk
本署檔號 Our Ref: (30) in LD NDA/YLS/BUT/42
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply

掛號郵遞及現場派遞

新界元朗
洪元路 88 號 2 座 3 樓 f 室
金宏物流有限公司

敬啟者：

元朗南發展第一期發展計劃

貴公司的業務所在的地方，因上述工務計劃影響而須清拆，根據現時資料，貴公司需於 2022 年 11 月 30 日 搬離有關土地及向政府交出所有土地及構築物。

現特函通知貴公司並不符合申領露天／戶外業務經營者的特惠津貼資格，原因如下：

貴公司經營的露天／戶外業務未有在緊接 2020 年 7 月 10 日前(即上述工程計劃的凍結登記日前)，在有關地點上營運最少達兩年。

日後，如貴公司能在上述清拆行動之前提早向政府交出土地及構築物，請盡快聯絡本署安排，而交回的土地及構築物內有任何留下的物件，地政總署會當棄置之廢物處理。

如貴公司對此事有任何查詢，請於辦公時間內致電 3705 2601 與地政主任張旭昇先生聯絡。

地政總署
總產業測量師／新發展區

(吳國基  代行)

副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

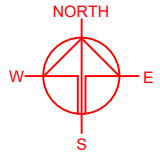
2022年10月14日

DEVELOPMENT PARAMETERS

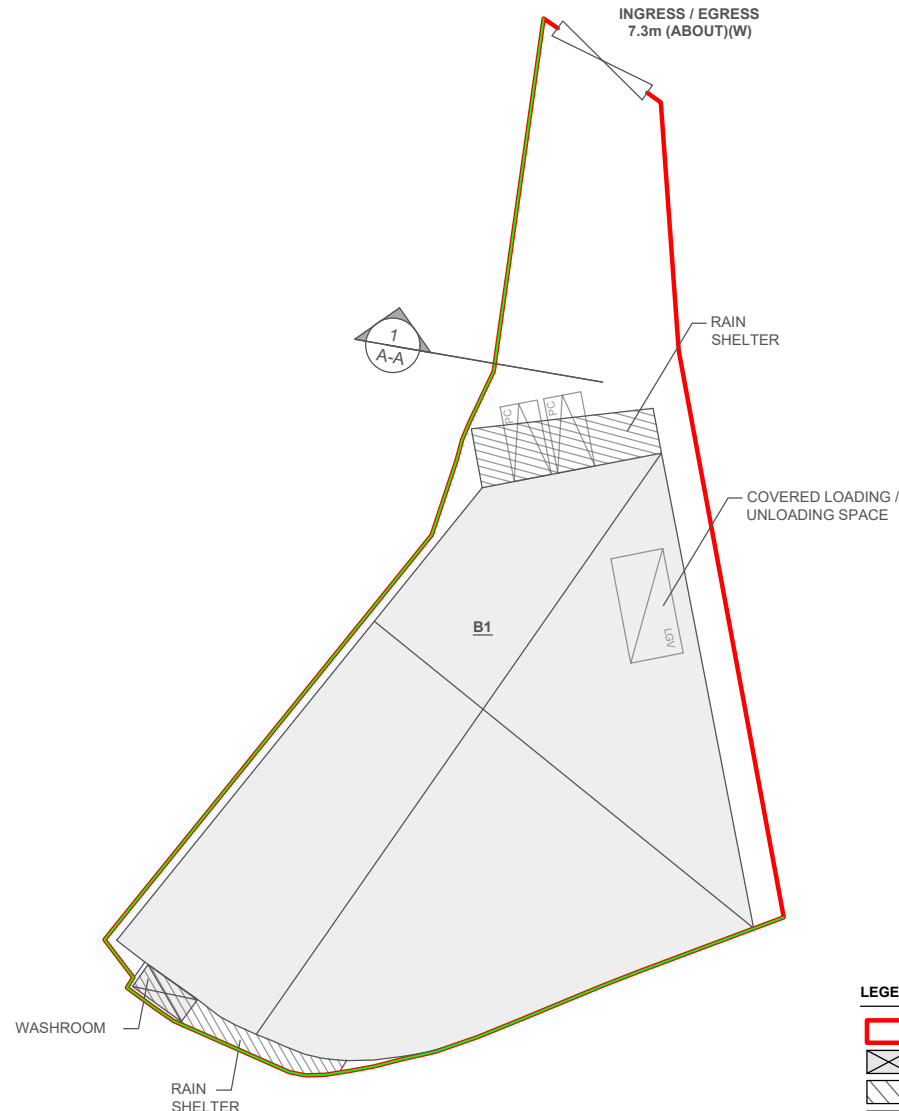
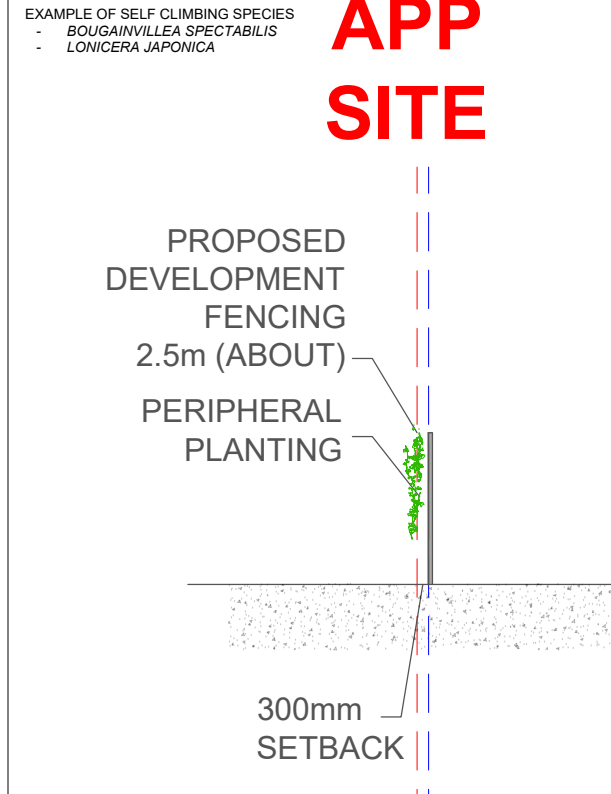
APPLICATION SITE AREA	: 1,450 m ²	(ABOUT)
COVERED AREA	: 1,084 m ²	(ABOUT)
UNCOVERED AREA	: 366 m ²	(ABOUT)
PLOT RATIO	: 0.75	(ABOUT)
SITE COVERAGE	: 75 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,084 m ²	(ABOUT)
TOTAL GFA	: 1,084 m ²	(ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 7 m	
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, STORAGE OF GOODS RAIN SHELTER, WASHROOM	1,084 m ² (ABOUT)	1,084 m ² (ABOUT)	NOT EXCEEDING 7 m (1-STOREY)
TOTAL		1,084 m² (ABOUT)	1,084 m² (ABOUT)	

*D.D.G. - DANGEROUS GOODS GODOWN



SECTION A-A SCALE : 1/150



LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE
	L/UL SPACE
	INGRESS / EGRESS
	PERIPHERAL PLANTING AREA

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY WAREHOUSE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2611 S A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	21.3.2023
CHECKED BY	DATE
OL	16.1.2024
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 1	001