

Your Ref.: A/NE-KLH/658

Our Ref.: P25046/TL25300

5 September 2025

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail

tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and  
Associated Filling of Land for a Period of 3 Years in "Village Type Development"  
and "Agriculture" Zones, Various Lots in D.D. 9, Yuen Leng, Tai Po, New Territories  
(Application No.: A/NE-KLH/658)**

We write to submit FI in response to departmental comment(s) for the captioned application, which serves to supersede our previous FI submission under our reference P25046/TL25299 dated 5.9.2025.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



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Francis LAU

Encl.

c.c.

DPO/STN, PlanD

**Further Information for Planning Application No. A/NE-KLH/658****Response-to-Comments****Comments from the Water Supplies Department**

Contact person: Mr. Nelson LO (Tel.: 2152 5748)

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	The application site is located within upper indirect Water Gathering Ground (WGG). Based on the provided information, there are risks of contamination to the WGG due to the operation and management of the temporary public vehicle park and associated filling of land. In order to safeguard the raw water quality in WGG, the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that there is no material increase in pollution effect resulting from the proposed development.	The Risk Assessment Report concerning the WGG is enclosed in <b>Appendix II</b> . The Report shows that the Site is less likely to contaminate water courses in the WGG, and all potential hazards are anticipated to remain at low risk or to be reduced after the proper implementation of relevant mitigation measures.

- END -

**Risk Assessment Report for**  
**Planning Application No. A/NE-KLH/658**

1. This report aims to address the comments from Chief Engineer/Construction of the Water Supplies Department (CE/E, WSD) in respect of the captioned planning application.
2. The applied use is ‘Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land’ for a period of 3 years. The Site is on Lot Nos. 756 S.A, 756 S.B, 756 S.C, 756 S.D, 756 S.E, 756 S.F, 756 S.G, 756 S.H, 756 S.I, 756 S.J, 756 S.K, 756 S.L, 756 S.M, 756 S.N, 756 S.O, 756 S.P and 756 RP in D.D. 9, Tai Po, New Territories, which falls within an area partly zoned “Village Type Development” (“V”) and partly zoned “Agriculture” (“AGR”) on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11.
3. The site area is about 2,536 m<sup>2</sup>. It falls within the upper indirect Water Gathering Ground (WGG). This report aims to evaluate and eliminate the potential risks to the environmental quality of the WGG. Mitigation measures would be implemented to reduce potential impacts to the WGG.
4. Factors that may affect the WGG:
  - a. discharge of effluent or foul water;
  - b. improper disposal of solid waste & sludge;
  - c. the use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil;
  - d. the use and storage of chemicals including fertilisers and detergents;
  - e. existence of oil leakage & spillage;
  - f. close distance between the vehicle park and water courses;
  - g. lack of fencing to trap wind-blown litters;
  - h. contamination of soil;
  - i. kerbs & drains surrounding vehicle park / drainage traps at each drainage outlet; and
  - j. on-site vehicle inspection, maintenance, repairing & washing activities
5. Findings and mitigation measures

All potential hazards are anticipated to remain at low risk or to be reduced after the implementation of mitigation measures. This report shows that the Site is less likely to cause contamination to the water courses in the WGG.

Factors	Hazard	Likelihood	Consequence	Risk Level	Mitigation Measure	Likelihood	Consequence	Residual Risk Level
a	Discharge of effluent or foul water	M	M	M	<p>No activity will produce effluent or foul water on the Site.</p> <p>Bar screen will be installed at u-channel to catch the wind-blown litters.</p> <p>Notice will be posted at the Site to forbid any usage and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar, petroleum oil.</p> <p>Oil and grease decontamination kit will be placed at the Site to absorb any potential oil and grease that might be found on site.</p> <p>These measures would help prevent foul water or effluent discharging to the WGG.</p>	L	L	L
b	Improper disposal of solid waste & sludge	L	L	L	<p>The Site is solely for vehicle park use. There is no on-site operation/workshop activity at the Site. No solid waste will be produced at the Site.</p> <p>Any waste (expected to be small in amount) will be put into covered rubbish bin which will be placed on site. It will be regularly collected and transferred to the nearest refuse collection point.</p> <p>No rubbish will be disposed to the U-channel.</p>	L	L	L
c	Use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil	L	M	L	<p>No usage or storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil will be allowed at the Site.</p> <p>Notice will be posted at the Site to forbid the use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil.</p>	L	L	L

Factors	Hazard	Likelihood	Consequence	Risk Level	Mitigation Measure	Likelihood	Consequence	Residual Risk Level
d	Use and storage of chemicals, detergents and fertilisers	L	M	L	No chemicals, detergents and fertilisers are allowed to be used at the Site.  Notice will be posted at the Site to prohibit the use of chemicals, detergents and fertilisers.	L	L	L
e	Oil leakage & spillage	L	M	L	Oil and grease decontamination kit will be placed at the Site to absorb any potential oil and grease that might be found.  Control measures such as prohibiting oil tanker to park inside the Site will be implemented to avoid potential oil leakage or spillage.  A notice will be posted at the entrance of the Site to prohibit oil tanker to enter the Site.	L	L	L
f	Close distance between the vehicle park and water courses	L	L	L	The vehicle parking spaces are located further away from the water course as far as possible.	L	L	L
g	Lack of fencing to trap wind-blown litters	L	L	L	There is fencing around the Site to trap all wind-blown litters that may fall into the stream courses.	L	L	L
h	Contamination of soil	L	M	L	Any soil contaminated with fuel leakage will be removed off site immediately.	L	L	L
i	Kerbs & drains/ Drainage traps	M	M	M	Kerbs and drains will be provided. Drainage traps such as grease traps and petrol interceptors will be installed at each of the drainage outlets and will be maintained properly. All such drainage traps have sufficient capacity to ensure the proper interception and collection of potential fuel and lubricants.	L	L	L

Factors	Hazard	Likelihood	Consequence	Risk Level	Mitigation Measure	Likelihood	Consequence	Residual Risk Level
					Bar trap and grease trap will be applied to trap the wind-blown and potential oil before the last drainage outlet.			
j	On-site vehicle inspection, maintenance, repairing & washing activities	M	M	M	Notice will be posted at the Site to prohibit vehicle inspection, maintenance, repairing and washing activities.	L	L	L

Remarks: L = Low ; M = Medium ; H = High