

Our Ref. : DD94 Lot 424 RP  
Your Ref. : TPB/A/NE-KTS/566

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

**By Email**

27 October 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Lot 424 RP (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories**

**(S.16 Planning Application No. A/NE-KTS/566)**

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 Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Louis TSE**  
Town Planner

[REDACTED]

[REDACTED]

## Responses-to-Comments

### **Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lot 424 RP (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories**

**(Application No. A/NE-KTS/566)**

- (i) The applicant would like to provide clarifications in response to the comments of the general public. Details are as follows:
- The applicant will liaise with the responsible parties, including but not limited to the rural committee, to minimise potential nuisance to the surrounding area after planning permission has been granted from the Town Planning Board. No storage of dangerous goods or any workshop activities will be carried out within the application site (the Site) at any time during the planning approval period.
- (ii) The applicant will strictly follow the proposed scheme in accordance with the proposed layout plan. The existing trees within the Site will be preserved and well-maintained by the applicant during the planning approval period.
- (iii) A RtoC Table:

| Departmental Comments                                                                                                                |                                                                                                                   | Applicant's Responses                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Comments of the Commissioner for Transport (C for T)</b><br><b>(Contact Person: Mr. CHAN Chi Ching, Brian; Tel: 2399 2175)</b> |                                                                                                                   |                                                                                                                                                                                                                                                                                                                         |
| (a)                                                                                                                                  | The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.     | Staff will be deployed at the ingress/egress of the application site (the Site) to direct vehicles entering and exiting the Site. 'STOP AND GIVE WAY' and 'BEWARE OF PEDESTRIANS' signs would also be erected at the ingress/egress to ensure pedestrian safety to/from the Site.                                       |
| <b>2. Comments of the Director of Environmental Protection (DEP)</b><br><b>(Contact Person: Ms. Abby LAU; Tel: 2835 1300)</b>        |                                                                                                                   |                                                                                                                                                                                                                                                                                                                         |
| (a)                                                                                                                                  | The applicant shall advise the measures for sewage treatment and disposal (e.g. septic tank and soakaway system). | During the operation of the proposed development, the major source of wastewater will be sewage from washroom generated from staff. The applicant will implement good practice under the <i>Professional Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23</i> when designing on-site sewage system |

|                                                                                                                                                   |                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                   |                                                                                                                                             | within the Site (i.e. the use of soakaways and septic tank system). Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.                                                                                                                                                                                                                                        |
| <b>3. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)</b><br><b>(Contact Person: Mr. LAU Yun Kwan; Tel: 2150 6931)</b> |                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                              |
| (a)                                                                                                                                               | The applicant should implement measures to protect nearby watercourses from adverse impacts during the construction and operational phases. | The Site has already been filled with concrete. No further filling of land will be carried out during the planning approval period. In addition, 2.5 m high solid metal boundary fencing will be erected along the site boundary to separate the Site and the nearby watercourse, as well as to mitigate any potential nuisance. Therefore, disturbance to the nearby watercourse should not be anticipated. |