

Our Ref. : DD82 Lot 1355
Your Ref. : TPB/A/NE-TKL/803

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

By Email

18 July 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.))
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 1355 (Part) in D.D. 82, Ping Che, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/803)

We are writing to submit further information responding to departmental comments upon the subject application (**Appendix I**)

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



Danny NG
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Sheren LEE
(Attn.: Mr. Brian CHAN

email: sswlee@pland.gov.hk)
email: bchchan@pland.gov.hk)

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.))
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 1355 (Part) in D.D. 82, Ping Che, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/803)

- (i) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Commissioner for Transport (C for T)		
(1)	The applicant shall illustrate on a layout plan the storage area and the supporting facilities and amenities for the proposed development in addition to the parking space and loading/unloading space.	The internal space of the layout plan is enclosed at Appendix II . Swept path analysis of the LGV is also enclosed at Appendix III . Goods will only be stored within the designated area as shown in Appendix II ; there will be no storage of goods out of the designated area, as well as the areas out of the warehouse.
(2)	The applicant shall confirm the internal space of the warehouse is free from obstruction and the area can be utilized for the parking and maneuvering of vehicles.	Adequate space is reserved for vehicles to park for L/UL activities and manoeuvre within the Site as shown at the plans at Appendix III . Storage area and L/UL space is separated so that vehicles manoeuvring would not be disturbed.
(3)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	Vehicles entering the Site would have to make appointment with the applicant before arriving at the Site; vehicles without appointment would not be entertained. A total of two staff will arrive within the Site for loading/unloading (L/UL) purpose.
(4)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site; and	Once there are vehicles arriving at the Site, one staff will be responsible for L/UL activities; whilst the other one will be stationed at the entrance to ensure pedestrian safety, as well as asking vehicles to leave the Site if there are vehicles queuing and/or parked illegally outside the Site.
(5)	The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant	Noted.

	<p>should seek comments from the responsible party.</p>	
<p>Comments of the Director of Environmental Protection (DEP)</p>		
<p>(1)</p>	<p>It is noted that the proposed temporary structure will accommodate two staff. Please ask the applicant to confirm any sewage treatment facility is proposed. If affirmative, how the sewage produced from the site be treated.</p>	<p>As the Site only comprises of warehouse (excluding D.G.G.), the two staff will only arrive at the Site together with the delivery vehicle for loading/unloading (L/UL) purpose. Both staff will leave the Site after L/UL activities are finished. Thus, no sewage treatment facility will be proposed within the Site.</p>