



Our Ref. : DD82 Lot 978 RP & VL

Your Ref. : TPB/A/NE-TKL/815

盈卓規劃有限公司

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

By Email

9 October 2025

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 82, Ping Che, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/815)

We are writing to submit further information for clarification and respond 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

A handwritten signature in black ink is positioned to the left of a circular official stamp. The stamp contains the company name 'R-riches Planning Limited' in English and Chinese, along with a registration number.

Danny NG
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Sheren LEE

email: sswlee@pland.gov.hk)

(Attn.: Mr. Brian CHAN

email: bchchan@pland.gov.hk)



1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 82, Ping Che, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/815)

- (i) The applicant would like to clarify that application site (the Site) is currently filled with soil with a site level of +8.7 mPD (about) of not more than 1.8 m in depth. The application serves to regularise the existing filling of land. Also, the applicant also proposed that the Site to be hard-paved with concrete of not more than 0.1 m in depth, with a proposed Site level of +8.8 mPD (about). The filling of land is to facilitate a flat surface for open storage area, parking and L/UL spaces and circulation area uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the proposed development.
- (ii) The applicant would like to submit a response-to-comments table for the consideration of government departments:

Comments of the Commissioner of Transport (C for T)		
(1)	Swept path analyses for container vehicles should be further provided for these cases including left-in and left-out joining / leaving Ping Che Road to / from the development without the need to encroach onto the opposite lane;	Noted. Swept path analysis for container vehicles (CVs) left-in leaving Ping Che Road to the Site is provided at Appendix II. However, CVs are not allowed to left-out leaving the Site joining Ping Che Road. The applicant will remind CV drivers concerning the arrangement. A 'No left turn' sign will be erected within the Site to remind CV drivers from turning left when leaving the Site.
(2)	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	Staff, who will be ferried by private cars, will be deployed by the applicant to direct vehicles entering/exiting the Site. This is to ensure pedestrian safety from passing through the Site entrance. Lighting and alarm systems will be installed at ingress/egress to regulate traffic flow. 'Stop and give way' and 'beware of pedestrians' signs would also be erected to ensure pedestrian safety to/from the Site.

(3)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure no queuing of vehicles along Ping Che Road (Plan 1 of the original submission). All deliveries to/from the Site will only be made pre-booked - No ad-hoc deliveries will be entertained by the applicant. This is to make sure there is enough time for the applicant to arrange staff arriving at the site for the purpose of directing vehicles entering/leaving the site, as well as keeping pedestrians safe. Staff, who will be ferried by private cars, will be deployed by the applicant to direct vehicles entering/exiting the Site. All queuing vehicles for the Site will be asked to leave. This is to ensure no queuing of vehicles outside the Site.
(4)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.	Please be confirmed that the provisions for parking and loading/unloading spaces are sufficient to meet the operational need. As the proposed development is for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Therefore, illegal parking by visitors should not be anticipated.
Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(1)	The application site is in the vicinity of existing Ping Yuen River Tributary to the west of the application site. The applicant shall be required to place all proposed works at least 3m away from the top of the bank of the Ping Yuen River Tributary. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction.	Noted. To minimise any potential impacts to the surrounding areas, the applicant proposed a 3m buffer from the existing natural stream along the western site boundary as shown in Appendix III. No open storage activities (including construction material and machinery) and filling of land will be carried out within the said buffer area by the applicant. All proposed works, both during and after construction, would not be encroached into the 3m buffer (i.e. out of the western site boundary) as proposed by the applicant.

(2)	The applicant should submit satisfactory stormwater drainage to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the site from being eroded and to ensure capacity of Ping Yuen River Tributary and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development. Should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the site to ensure that it will not cause adverse drainage impact to the adjacent areas, and the implemented drainage facilities at the site shall be maintained at all times during the planning approval period.	Noted. The applicant will submit a drainage proposal for the consideration of CE/MN, DSD once the application is approved by the Board. After the drainage proposal is accepted, the applicant will implement the accepted proposal to ensure no adverse drainage impact will be made to the adjacent areas. Implemented drainage facilities at the site would also be maintained by the applicant at all times during the planning approval period.
(3)	The applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the development.	Noted. The applicant will liaise with relevant government department concerning the matters.
(4)	The site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development'.	As no structure will be erected, and no staff will be stationed within the Site, there will be no sewage treatment facilities within the Site.
(5)	Please elaborate if any works would be planned at the buffer area with existing Ping Yuen River Tributary. Also, please advise measures to prevent the Ping Yuen River Tributary being affected during construction and operation stage.	Noted. All proposed works, both during and after construction, would not be encroached into the 3m buffer area as proposed by the applicant. A 3m high solid metal wall with CCTV system will be provided along the site boundary. This is to ensure no adverse impacts will be made to the Ping Yuen River Tributary with close monitoring by the applicant.

(6)	Please also advise the applicant of the following general requirements in the drainage proposal: Surface channel with grating covers should be provided along the site boundary.	Noted. The applicant will take note of the general requirements when drafting the drainage proposal. Submission will be made to CE/MN, DSD's consideration once available.
(7)	A drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections, etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided.	
(8)	The cover level of proposed channels should be flush with the existing adjoining ground level.	
(9)	A catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided.	
(10)	The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. He should also ensure that the flow from this site will not overload the existing drainage system.	
(11)	The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary.	

(12)	The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.	
(13)	The proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.	
(14)	For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.	
(15)	The applicant should make good all adjacent affected areas upon the completion of the drainage works.	
Comments of the Chief Highway Engineer/New Territories East (CHE/NTE, HyD)		
(1)	The proposed access arrangement and swept path analysis should be commented by TD;	Noted.
(2)	As there is no proper run-in/out for the proposed ingress and egress of the application site, the applicant should submit a design of the run-in/out for our review upon TD's approval of the access arrangement; The proposed run-in/out should be designed and constructed in	Noted. The applicant will submit a run-in/out proposal for the consideration of CHE/CNTE, HyD and C for T once the application is approved by the Board. After the run-in/out proposal is accepted, the applicant will implement the accepted proposal to ensure no adverse traffic impact

	accordance with the prevailing HyD standard drawings (i.e., H1113C and H1114B) to our satisfaction;	will be made to the adjacent areas.
(3)	Adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains; and	Noted.
(4)	The applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by this Regional Office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by this Regional Office due to the proposed work shall be repaired to our satisfaction at the applicant's own costs.	Noted.
Comments of the Director of Environmental Protection (DEP)		
(1)	Since residential dwellings are identified within 100m for the site boundary and use of heavy vehicle is involved, we are unable to lend support to the subject application from the environmental planning perspective. In case the application is approved, please remind the applicant to (i) follow the requirements of the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites' ('COP') and (ii) implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts () during land filling.	It is noted that the Site is located within 100m from residential buildings. 3m high solid metal wall will be erected along the site boundary of the Site to minimise nuisance to nearby sensitive receivers. The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise adverse environmental impacts and nuisances to surrounding areas.
Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(1)	<u>Agricultural perspective</u> The subject site falls within the "AGR" zone and is generally vacant with some abandoned land. Agricultural infrastructures such as road access and water source are available in the area. The subject site can be used for agricultural activities such as open-field cultivation,	Noted. Majority of the Site is subject to a previous approved planning application (No. A/NE-TKL/737) which was approved in 2023.

	greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.	
(2)	<u>Nature conservation perspective</u> The applicant should implement measures to protect nearby watercourses from adverse impacts during the construction and operational phases.	Noted. To minimise any potential impacts to the surrounding areas, the applicant proposed a 3m buffer from the existing natural stream along the western site boundary as shown in Appendix III. No open storage activities (including construction material and machinery) and filling of land will be carried out within the said buffer area by the applicant during construction and operational phases.