

Our Ref. : DD128 Lot 477 & VL
Your Ref. : TPB/A/YL-HTF/1203

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

By Email

2 January 2026

Dear Sir,

1st Further Information

Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 477 (Part), 492 (Part), 504 (Part), 505 RP (Part) and 506 (Part) in D.D. 128 And Adjoining Government Land, Pak Nai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-HTF/1203)

We are writing to submit further information in response 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/TMYLW, PlanD

(Attn.: Mr. Kanic KWOK
(Attn.: Ms. Belva TONG

email: kckkwok@pland.gov.hk)
email: byktong@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 477 (Part), 492 (Part), 504 (Part), 505 RP (Part) and 506 (Part) in D.D. 128
And Adjoining Government Land, Pak Nai, Yuen Long, New Territories**

(Application No. A/YL-HTF/1203)

(i) A Response-to-Comments Table:

Departmental Comments		Applicant's Responses
1) Comments from Agriculture, Fisheries and Conservation Department (Contact person: Dr. Azaria WONG; Tel: 2150 6932)		
(a)	From nature conservation perspective, there is a semi-natural watercourse to the east of the application site. Although the ecological value of the watercourse is relatively low, the applicant should advise what measures will be implemented to prevent polluting the watercourse.	Noted. Fencing will be provided by the applicant - 2.5 m high solid metal fencing will be erected along the site boundary to minimise possible potential nuisance to the surroundings. The boundary fencing will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary fencing. Also, the applicant will submit and implement a drainage proposal upon acceptance from relevant departments. Surface runoff will be collected by the implemented drainage system which, would effectively minimise potential impact from the proposed development.
2) Comments from Environmental Protection Department (Contact person: Ms. Yvette LI; Tel: 2835 2390)		
(a)	Having reviewed the application, we note that the proposed use would generate traffic of heavy vehicles but not involve dusty operation. According to our desktop review, there are residential dwellings within 100m from the boundary of the application site.	Noted.
	On the above basis, according to the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and	The applicant will follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open

<p>Open Storage Sites”, we do not support this planning application from environmental planning perspectives. Nevertheless, should this planning application be approved, the applicant is advised:-</p> <ol style="list-style-type: none"> to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”; to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person; to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and to meet the statutory requirements under relevant environmental legislation. 	<p>Storage Sites”; relevant guidelines and requirements in relevant ProPECCPNs; as well as other statutory requirements under relevant environmental legislation to minimise any possible environmental nuisance to the surroundings after the planning approval is granted.</p> <p>Any unwanted waste and sewage generated during construction and operation stage will be collected by the applicant. Professional collectors will then be recruited to collect and dispose such collected waste and sewage on a regular basis for further treatment. Such that, adverse impact towards the surrounding environment would be lessen.</p>
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