Appendix I

R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : [redacted]
Your Ref. : TPB/A/YL-HTF/1210

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

By E-mail

15 May 2026

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for Period of 3 Years in "Agriculture" Zone, Lot 385 RP (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-HTF/1210)

We write to submit further information in response to departmental comments on the captioned application.

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

Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD (Attn.: Mr. Wilfred CHU email: kwhchu@pland.gov.hk)
(Attn.: Ms. Belva TONG email: byktong@pland.gov.hk)

[redacted]

Response-to-Comment (RtC)

Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities and Associated Filling of Land for Period of 3 Years in "Agriculture" Zone,
Lot 385 RP (Part) in D.D. 128 and Adjoining Government Land,
Ha Tsuen, Yuen Long, New Territories

(S.16 Application No. A/YL-HTF/1210)

(i) An RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (CHE(AM), AMO)		
(a)	The application site is situated within the Fu Tei Au Site of Archaeological Interest. The applicant confirms the peripheral drainage u-channels were proposed within the layer of filling materials. However, we note that from Figure 5 of the drainage proposal in Appendix 2, the proposed u-channels were illustrated within the existing ground level (circled in red). Please ask the applicant to explain about the Figure and clarify if the proposed drainage facilities will be built within filled layer.	Subject to approval of the Drainage Authority, peripheral drainage u-channels are proposed along the site boundary to collect surface run-off, in order to minimise the adverse drainage impact to the surrounding areas. Apart from the proposed catchpits, which would be partly deeper than the filled layer, the rest of the drainage facilities would be provided within the filled layer. Given that the proposed work is intended to facilitate the required drainage facilities and the scale of work is minimal, adverse impact to the concerned SAI is not anticipated. The implementation of the drainage work shall subject to the final approval of the Drainage Authority.

Departmental Comments		Applicant's Responses
2. Comments of the Head (Geotechnical Engineering Office) of the Civil Engineering and Development Department (H(GEO), CEDD)		
(a)	A registered man-made slope Feature No. 6NW-A/C172, which may affect or be affected by the proposed development, is located in the vicinity of the Site. As the stability of the Feature is uncertain, the applicant is recommended to locate the proposed structures or storage of materials outside the buffer zone as shown in the attachment.	
(b)	The applicant is also reminded of the requirements of making necessary submission(s) of the site formation works, including but not limited to any necessary stability assessment on the existing geotechnical features within and/or in the vicinity of the Site, to the Buildings Department for approval as required under the provisions of the Buildings Ordinance if found applicable.	Noted.

(ii) The applicant provides a replacement page of the Planning Statement to clarify the operation hours of the proposed development (enclosed).

proposed site levels after filling of land will range between +8.5 mPD and +9.3 mPD (**Plan 7**). The filling of land is considered required and has been kept to a minimum to meet the operational need. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

5.4 The Site is located within the Fu Tei Au Site of Archaeological Interest (SAI). The drainage proposal submitted by the applicant under the previous application No. A/YL-HTF/1179 was accepted by the Drainage Authority on 08.12.2025, in which peripheral drainage u-channels within the layer of filling materials were proposed along the site boundary to collect the run-off, so as to minimise the potential adverse drainage impact to the surrounding area (**Appendix II**). Other than the proposed drainage work, no other ground excavation work will be proposed. Given that the scale of works is minimal and **no excavation** is required for the proposed drainage work, the potential adverse impact to the SAI is not anticipated.

Operation mode

5.5 The Site is designated for warehouse (excl. D.G.G.) use for storage of construction materials and machinery, which are the same as those in the Original Premises. Operation hours are Monday to Saturday from 08:00 to 19:00. There is no operation on Sunday and public holidays.

5.6 It is estimated that the Site would accommodate not more than 4 staff. The ancillary facilities such as site office and washroom are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal traffic impact

5.7 The Site is accessible from Kai Pak Ling Road via a local access (**Plan 1**). A 9 m (about) wide ingress/egress is provided at the eastern part of the Site (**Plan 6**). A total of 6 parking and L/UL spaces are proposed at the Site. Details of the parking and L/UL space provision are shown at **Table 5** below:

Table 5 –Provision of parking and L/UL spaces

Type of parking space	**No. of space**
Parking spaces for private car (PC) - *2.5 m (W) x 5 m (L)*	4
Type of L/UL spaces	**No. of space**
L/UL spaces for light goods vehicles (LGV) - *3.5 m (W) x 7 m (L)*	1
L/UL spaces for container vehicle (CV) - *3.5 m (W) x 16 m (L)*	1