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主旨: Planning Application No. A/YL-KTN/1265 - Submission of Further Information
附件: KTN1265_P25066_FI_7.9.2026.pdf

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,
Janice Tang

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[Goldrich Planners and Surveyors Ltd.](#)



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Your Ref.: A/YL-KTN/1265

Our Ref.: P25066/TL26313

8 September 2026

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Government Use (Maintenance Depot) for a Period of 10 Years
in “Residential (Group D)” Zone,
Government Land in D.D. 103, Au Tau, Yuen Long
(Application No. A/YL-KTN/1265)**

We write to submit FI in response to departmental comments conveyed by the Planning Department for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

c.c. DPO/FS&YLE, PlanD (Attn.: Ms. Andrea YAN)

Further Information for Planning Application No. A/YL-KTN/1265**Response-to-Comments****Comments from Electrical and Mechanical Services Department**

Contact person: Mr. WONG Tsung-yin, Jeremy (Tel.: 3757 6231)

I.	Comments	Responses
1.	<u>Towngas Safety</u> Please note that there is a high pressure underground town gas transmission pipeline (running along castle peak road - Yuen Long) in the vicinity of / within the site boundary of proposed maintenance depot. Having considered the working population provided in the planning statement of the captioned application, a quantitative risk assessment (QRA) would be required from the applicant to assess the potential risks associated with the gas installation. The applicant / works contractor shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the proposed work areas and any required minimum set back distance away from them during the design and construction stages of work. The applicant is required to observe the requirements of the Electrical and Mechanical Services Department's Publications for reference: 'Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong' and 'Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition'.	Noted. Quantitative Risk Assessment will be conducted after planning approval has been granted.

2.	<u>Hydrogen Safety</u> Please note that there is a hydrogen filling station situated in the close vicinity of the subject site, i.e. D.D. 103, Au Tau, Yuen Long. In view of the substantial increase in surrounding population introduced by the proposed development, the project proponent is reminded to conduct QRA to ensure that the risks posed by the hydrogen filling station comply with the government's risk guidelines under Chapter 12 of the Hong Kong Planning Standards and Guidelines.	Ditto.
3.	<u>LPG Safety</u> Please note that there is a hydrogen filling station and LPG cum petrol filling station situated in the close vicinity of the subject site, i.e. D.D. 103, Au Tau, Yuen Long. In view of the substantial increase in surrounding population introduced by the proposed development, the project proponent is reminded to conduct QRA to ensure that the risks posed by the hydrogen filling station and LPG cum Petrol filling station comply with the government's risk guidelines under Chapter 12 of the Hong Kong Planning Standards and Guidelines.	Ditto.

Comments from Agriculture, Fisheries and Conservation Department

Contact person: Miss WONG Cheuk-ling (Tel.: 2150 6933)

II.	Comments	Responses
1.	It is noted from the aerial photo that the subject site is partly vegetated, yet it is noted from application form (item 6 (e)(iii)) that there will be no tree felling. The applicant shall clarify whether tree will be felled for the proposed use.	There are 61 nos. of trees within the Site and on the vegetated slope for the proposed new vehicular access. All of them are common species and are proposed to be removed as they are in conflict with the proposed development. The proposed tree felling is considered necessary for site formation and for the construction of new vehicular access. No adverse impacts would be expected from tree felling. Please refer to the tree survey at Appendix II for details.

Comments from Environmental Protection Department

Contact person: Mr. Kelvin WONG (Tel.: 2835 1117)

III.	Comments	Responses
1.	It is noted that the proposed use would involve traffic of heavy vehicle (heavy goods vehicle). In this regard, the applicant is recommended to implement mitigation measures to control potential noise impact due to operation of the heavy vehicles. For example, the applicant could consider erecting boundary wall made of sound-proofing materials along the eastern boundary of the application. The boundary wall should have sufficient height to minimize line-of-sight from the nearby residential structures to the application site and any gaps, holes or slits in the boundary wall should be avoided as far as practicable. Second, the applicant could explore whether the parking spaces and loading/unloading area for heavy goods vehicles could be relocated away from the nearby residential structures as far as practicable.	Loading and unloading activities will only be conducted from 8 a.m. to 6 p.m. from Mondays to Saturdays. Peripheral metal fencing of about 2.5m in height will be erected along the site boundary. Fencing made of sound-proofing materials will be erected along the eastern boundary of the Site to minimize noise nuisance to the nearby residential structures. Please refer to the updated layout plan (Plan 3a) and para. 23 of the Planning Statement (Appendix I) for details. Potential adverse environmental and noise impacts to the surrounding areas are not anticipated.
2.	It is indicated in the planning statement that minor steel works of the road construction materials will be carried. In this regard, would the applicant please confirm those works would be conducted within enclosed structure, with a view to controlling potential noise impact.	The minor steel works would be conducted within structure 4 as shown in the layout plan, which is a two-sided enclosed open shed (enclosed on the eastern and southern sides). The steel works will only be conducted from 8 a.m. to 6 p.m. from Mondays to Saturdays. It would not cause adverse noise impacts to the surrounding areas.
3.	It is noted that a covered storage is proposed at the site. The applicant is reminded that any materials of dusty nature should be stored with enclosed structure to control potential air quality impact.	Noted. Materials of dusty nature would be stored in the enclosed structure.

Comments from Planning Department

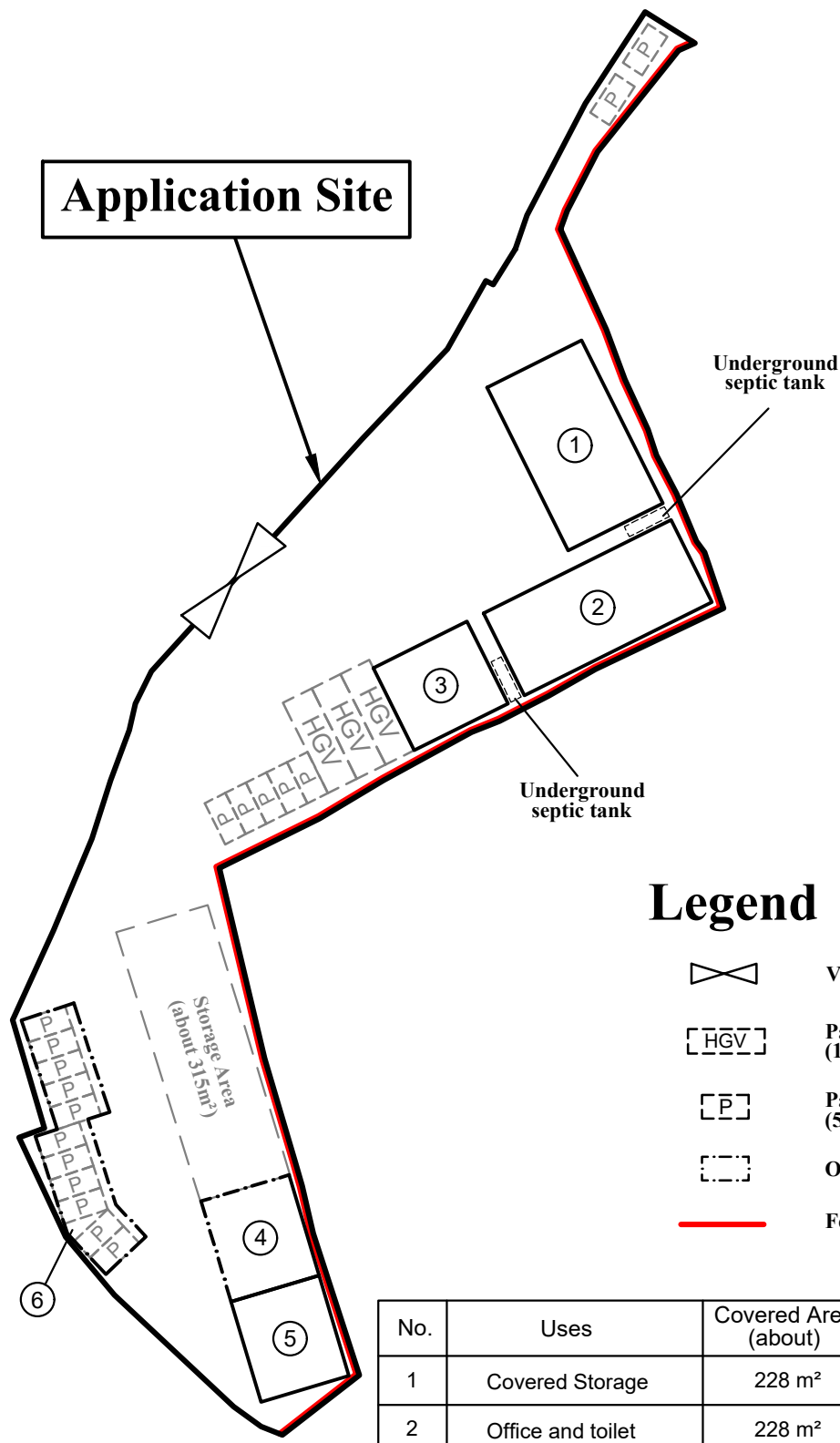
Contact person: Ms. Andrea YAN (Tel.: 3168 4049)

IV.	Comments	Responses
1.	Please advise when will the affected site at Hong Yip Street, Yuen Long are still in operation and when it will be handed over to the Government;	The affected site at Hong Yip Street, Yuen Long is still in operation. It will be returned to the Government once the Site under the current application is ready for operation.
2.	Please justify why a period of ten years are applied;	According to the information provided by HyD, a permanent depot site is reserved for HyD to support the Huanggang Port under the RODP of San Tin Development. It could also be served as a replacement depot for the proposed temporary maintenance depot in Au Tau. The HyD's depot in San Tin is expected to be available in 2034/35. As such, a period of ten years is applied for HyD to use the Au Tau Depot from 2026 till 2036.
3.	Please advise whether there is a permanent site allocated for the temporary maintenance depot;	Ditto.
4.	Please advise the stacking height (if any) of the uncovered storage area and the items to be stored thereat;	Materials for road construction and maintenance work, including road barrier, traffic cone, gravel, brick, pipes, construction and demolition materials will be stored at the Site. The maximum stacking height of the uncovered storage area is about 4 m.
5.	Please advise whether peripheral fencing will be provided and its height;	Peripheral fencing of about 2.5m high will be provided along the site boundary.
6.	Please indicate the location of the septic tank and soakway system on the layout plan;	Please refer to the updated layout plan (Plan 3a) for the proposed location of the septic tank and soakway system.

7.	Please elaborate the operation of the proposed maintenance depot and the details of the road project;	There will be HyD's and contractor's staff stationed at the proposed depot. The road project mainly comprises the management and maintenance of public roads including associated slopes, highway structures, tunnels, landscaping and minor improvement works in Yuen Long District.
8.	Please advise whether the parking spaces for all the proposed depot's own use;	The parking spaces are for the proposed depot's own use.
9.	Please justify why a new vehicular access is proposed given there is an existing vehicular access to the Site; and	There is limited turning space for HGV when using the existing local track. Therefore, a new vehicular access is proposed.
10.	Noting that there will be loading/unloading activities for the proposed development, whether there is any L/UL space provided within the Site.	Loading/unloading activities will be carried out near the storage area within the Site. After the L/UL activities, the HGV for carrying out L/UL activities will be parked at the parking spaces.

- END -

Application Site



Legend

- Vehicular Ingress / Egress
- Parking space for heavy goods vehicle (11m (L) x 3.5m (W))
- Parking space for private cars (5m (L) x 2.5m (W))
- Open Shed
- Fencing with sound proofing material

Site Area(about): 3,737m²

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Covered Storage	228 m ²	228 m ²	1	9m
2	Office and toilet	228 m ²	228 m ²	1	4m
3	Office and toilet	114 m ²	114 m ²	1	4m
4	Open shed for works area (2sides open)	114 m ²	114 m ²	1	4m
5	Staff sitting room	114 m ²	114 m ²	1	4m
6	Covered Parking Space	170 m ²	170 m ²	1	3m
Total		968 m ²	968 m ²		

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Highways Department, New Territories West District and Maintenance Division (“the Applicant”) in support of the planning application for ‘Proposed Temporary Government Use (Maintenance Depot) for a Period of 10 Years’ (“the Proposed Development”) at Government Land in D.D. 103, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Background

2. The current application is to facilitate the relocation of an existing Highways Department (HyD)’s maintenance depot (**Plan 5**) to the Site to support the regular management and maintenance of public roads in Tuen Mun and Yuen Long districts by HyD and its appointed contractor(s).

Application Site (Plans 1 and 2)

3. The Site is at Government Land in D.D. 103, Yuen Long, New Territories. The Site is accessible from Castle Peak Road – Tam Mi leading to the ingress to its north.
4. The site area is about 3,737 m².

Planning Context

5. The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
6. The planning intention of the “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.
7. According to the Notes of the OZP, ‘Government Use (not elsewhere specified)’ use is a Column 2 use within the “R(D)” zone on the OZP requiring planning permission from the Board.

Development Parameters

8. The following table summarises the details of the structure on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Covered storage	228	228	9	1
2	Office and toilet	228	228	4	
3	Office and toilet	114	114	4	
4	Open shed for works area (2-sides open)	114	114	4	
5	Staff sitting room	114	114	4	
6	Covered parking space	170	170	3	
Total		<u>968</u>	<u>968</u>		
		Plot Ratio	Site Coverage		
		0.26	26%		

9. The proposed depot serves to provide office space for HyD and its appointed contractor(s) and provide storage space for necessary materials for road construction and maintenance work, including machinery, construction and demolition materials etc.
10. Operation hours are 24-hours daily, including Sundays and public holidays, in order to cater for the emergency road works. Loading/unloading activities and the steel works will only be conducted from 8 a.m. to 6 p.m. from Mondays to Saturdays.
11. About 70 nos. of staff will be stationed at the Site.
12. The Site is accessible by vehicles from Castle Peak Road – Tam Mi. 18 nos. of parking space for private cars and 3 no. of parking space for heavy goods vehicle (HGV) are proposed at the Site for the daily operation of the Proposed Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).

No Adverse Impacts to the Surroundings

Visual and Landscape

13. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, parking of vehicles, grassland and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.
14. There are 61 nos. of trees within the Site and on the vegetated slope for the proposed new vehicular access. All of them are common species and are proposed to be removed as they are in conflict with the Proposed Development. The proposed tree felling is considered necessary for site formation and for the construction of new vehicular access. The Applicant will follow the DEVB Technical Circular (Works) No. 4/2020 on Tree Preservation during the detailed design stage. A tree survey is enclosed (**Appendix II**).

Drainage

15. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development after the

planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

16. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Traffic

17. The average trip attraction and generation rates are expected as follows:

	Attractions	Generations
08:00 – 09:00	2	0
09:00 – 10:00	5	2
10:00 – 11:00	1	3
11:00 – 12:00	2	1
12:00 – 13:00	1	1
13:00 – 14:00	0	0
14:00 – 15:00	2	1
15:00 – 16:00	2	2
16:00 – 17:00	0	2
17:00 – 18:00	0	3
Total Trips	<u>15</u>	<u>15</u>

18. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
19. The Site is accessible by vehicles from Castle Peak Road – Tam Mi. 18 nos. of parking space for private cars and 3 nos. of parking space for HGV are proposed at the Site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).

Environment

20. The Proposed Development is intended for temporary maintenance depot use only. It mainly serves to provide parking spaces for work vehicles and provide storage space for road construction and maintenance works. Loading and unloading activities will only be conducted from 8 a.m. to 6 p.m. from Mondays to Saturdays.
21. No maintenance activities of vehicles or vehicle repair works will be carried out in the depot. Only minor steel works of the road construction materials will be carried out in the depot such as welding. The steel works will only be conducted from 8 a.m. to 6 p.m. from Mondays to Saturdays. No washing of vehicles will be involved at the Site. Only sewage from the workforce is anticipated during the operation of the Proposed Development. Septic tank and soakaway system will be

provided on site. It will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23.

22. The Site is proposed to be paved with concrete to prevent land contamination.
23. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Peripheral metal fencing of about 2.5m in height will be erected along the site boundary. Fencing made of sound-proofing materials (with surface density of not less than 10kg/m²) will be erected along the eastern boundary of the Site to minimize noise nuisance to the nearby residential structures. Any gaps, holes or slits in the fencing would be avoided as far as practicable. As such, potential adverse environmental and noise impacts to the surrounding areas are not anticipated.

- End -