

Our Ref. : DD126 Lot 422 S.B  
Your Ref. : TPB/A/YL-PS/774

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

**By Email**

18 March 2026

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed House (New Territories Exempted House - Small House)  
in "Village Type Development" and "Recreation" Zones,  
Lot 422 S.B in D.D. 126, Shing Uk Tsuen, Ping Shan, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-PS/774)**

We are writing to submit further information to 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**



**Danny NG**  
Town Planner

1<sup>st</sup> Further Information

**Proposed House (New Territories Exempted House - Small House)  
in “Village Type Development” and “Recreation” Zones,  
Lots 422 S.B in D.D. 126, Shing Uk Tsuen, Ping Shan, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-PS/774)**

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

Comments of the Commissioner of Transport (C for T) Contact Person: Ms. Sarita ST CHAN, Tel.: 2399 2191)	
(1)	<p>As mentioned in para. 3.2 in Planning Statement - “No parking and loading/unloading spaces will be provided within the Site”, and “The applicant would make sure that no disturbances will be made from parking of residents’ vehicles towards the nearby residents and local accesses”, please clarify if parking space will be provided in the Site. If yes, please provide the following information:</p> <p>1) supplement the number and location of parking space and indicate the dimension in layout plan</p> <p>2) indicate the width of the aisle, the site entrance and the vehicular access leading to the subject site</p> <p>3) justify that sufficient space should be provided within the application site for manoeuvring of vehicles</p>
(2)	<p>The applicant would like to clarify that there would be no parking and loading/unloading spaces will be provided within the application site (the Site). All residents would be arriving/ leaving the Site by public transport.</p> <p>The nearest public transport from the Site is a minibus which connecting Shing Uk Tsuen to Yuen Long (Fuk Hong Street) (green minibus No. 74). The terminus is only 8 min walk (about 600m) from the Site with lighting provided along; alternatively, residents could arrive/leave the Site by taxis.</p> <p>During the construction period, the main traffic generated and attracted would be light goods vehicles (LGVs) from the contractor. All employees would be arriving and leaving the Site by LGVs.</p> <p>Employees from the applicant’s contractor would be arriving/leaving the Site by LGV during weekdays (i.e. Mondays to Saturdays).</p>

		<p>There will be no ongoing construction works on Sundays and Public Holidays.</p> <p>It is estimated that 1 LGV would be arriving the Site at AM peak (i.e. 09:00 - 10:00); and the same vehicle would be leaving the Site during PM peak (i.e. 18:00 - 19:00).</p> <p>As such, minimal trips would be generated/ attracted during the construction period.</p>
<p><b>Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)</b>  <b>Contact Person: Dr. Azaria K. Y. WONG, Tel.: 2150 6932)</b></p>		
(1)	<p>The site is an abandoned vegetated field with a modified watercourse running along the northwestern edge of the site. Please ask the applicant to clarify whether the watercourse will be directly or indirectly impacted by the proposed house and whether any mitigation measures would be provided to minimize the impacts on the watercourse.</p>	<p>Septic tank will be provided by the applicant within the Site to ensure no adverse sewage impact will be made to the surroundings.</p> <p>Relevant environmental protection/pollution control ordinances, i.e. <i>Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc.</i> will be strictly complied with at all times by the applicant during the planning approval period.</p> <p>Adequate mitigation measures (e.g. submission and implementation of a drainage proposal) will be provided by the applicant after the planning application is approved by the Board to mitigate any adverse impacts arising from the proposed development.</p> <p>With mitigation measures provided, the impacts from the proposed development to the nearby watercourse would be mitigated effectively.</p>
(2)	<p>The site falls within the Wetland Buffer Area (WBA) at a considerable distance away from the Wetland Conservation Area. According to TPB PG no. 12C, an ecological impact assessment would be required for planning application within the WBA unless exempted.</p>	<p>According to Town Planning Board Planning Guideline No. 12C, planning applications involving New Territories Exempted Houses are exempted from Ecological Impact Assessment within the Wetland Buffer Area.</p>