

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**

26 May 2026

Dear Sir,

**2<sup>nd</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

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

<b>Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) Contact Person: Mr. TANG Tsz Hei, Marcus, Tel.: 2443 3454)</b>		
(1)	This application site is an old schedule agricultural lot held under Block Government Lease.	Noted.
(2)	The site falls partly within “REC” zone and partly within “V” zone. The “V” zone encircles the village environs of Tai Tseng Wai & Shing Uk Tsuen of Ping Shan Heung.	
(3)	More than 50% of the footprint of the proposed Small House (SH) falls within the “V” zone encircling the village environs of Tai Tseng Wai & Shing Uk Tsuen of Ping Shan Heung. Under this circumstance, SH application can be considered under current SH policy.	
<b>Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) Contact Person: Dr. Azaria K. Y. WONG, Tel.: 2150 6932)</b>		
(1)	Please ask the applicant to clarify whether the watercourse running along the northwestern edge of the site falls within the application site and whether it will be directly impacted (e.g. lost, diverted, intercepted, modified etc.).	There would be no watercourse felled within the application site boundary. Thus, no impact would be made by the proposed development.