



盈卓  
規劃  
有限公司

Our Ref. : DD118 Lot 1937 & 1938  
Your Ref. : TPB/A/YL-TT/737

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

**By Email**

7 January 2026

Dear Sir,

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

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Lots 1937 (Part) and 1938 in D.D. 118, Tai Tong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-TT/737)**

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

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM  
(Attn.: Mr. Kevin LAM

email: ekytam@pland.gov.hk)  
email: kthlam@pland.gov.hk)



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

Comments of the District Lands Officer/Yuen Long, LandsD Department (DLO/YL, LandsD) Contact Person: Ms. CHENG, Tel.: 2443 1072)		
(1)	<p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorised structure(s) and/or uses on the subject lots which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD.</p>	<p>Noted. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concern lot after planning permission has been granted from the Board. No structure is proposed for domestic use.</p>
Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. FONG, Tel.: 2135 2164)		
(1)	advise whether all activities (including the loading and unloading activities) will be carried out in the enclosed warehouse;	The applicant confirms that all activities (including loading/unloading activities) will only be carried out within the enclosed warehouse.
(2)	advise whether there is any direct line of sight from the proposed warehouse to the nearby sensitive uses;	2.5 m high solid metal fencing will be erected along the site boundary to minimise adverse impacts to the surrounding area. The boundary fencing will be installed properly by a licensed contractor to prevent misalignment of fencing, to ensure that

		there is no gap or slit on the boundary fencing. In addition, maintenance will be conducted by the applicant on a regular basis. As such, there will not be any direct line of sight from the proposed warehouse to the nearby sensitive uses.
(3)	advise whether the warehouse is fully enclosed with mechanical ventilation, if affirmative, please advise whether the exhaust outlet of the mechanical ventilation system is located as far as practicable from the nearby sensitive uses; and	<p>As the warehouse stores primarily non-perishable items (including packaged foods, apparel, footwear, and electronic goods, etc.) that are not susceptible to decay or deterioration, mechanical ventilation is not required within the warehouse portion.</p> <p>However, air conditioning will be provided within the site office portion for the operation of administrative staff, if needed. The applicant confirms that, the exhaust outlet of the mechanical ventilation system will be placed as far as practicable from the nearby sensitive uses during design and operational stages.</p>
(4)	clarify whether the proposed washroom is a portable toilet, if affirmative, please clarify whether licensed collectors will be arranged to collect the sewage and waste from the Site for disposal. If not, please clarify whether septic tank and soakaway system will be provided, designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.	<p>The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.</p> <p>The applicant confirmed the proposed toilet is a portable toilet where professional licensed collectors will be arranged by the applicant to collect and dispose the sewage and waste from the proposed use on a regular basis for further treatment. Such that, adverse impact towards the</p>

		surrounding environment would be lessen.
<b>Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)</b> <b>(Contact Person: Dr. WONG, Tel.: 2150 6932)</b>		
(1)	There is a watercourse to the south of the Site. Please advise appropriate measures to prevent polluting the watercourse.	<p>Noted. All activities will only be conformed within the enclosed structure during the planning approval period to avoid any disturbance. Also, 2.5 m high solid metal fencing will be erected along the site boundary to minimise adverse impacts to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.</p> <p>No open storage activities, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. No filling of land other than the permitted level will be carried out within the Site by the applicant during construction and operational phases. Such that, impacts to the surroundings would be potentially minimised.</p>