

Our Ref. : DD118 Lot 1594 & VL
Your Ref. : TPB/A/YL-TT/757

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

By Email

15 January 2026

Dear Sir,

1st 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,
Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/757)

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 Director of Environmental Protection (DEP) (Contact Person: Mr. Jeremy FONG, Tel: 2835 2164)		
(1)	Please confirm whether the toilet indicated in the layout plan is portable toilet, if affirmative, whether licensed collectors will be arranged to collect and dispose the sewage and waste from the proposed use. If not, please advise whether septic tank and soakaway system will be provided. If affirmative, whether the septic tank and soakaway system will be 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 surrounding environment would be lessen.</p>
(2)	Please confirm whether the workshop activities will be carried out in enclosed structures with mechanical ventilation, and confirm whether its exhaust outlet will be located as far as practicable from the nearby sensitive uses; and	Please confirm that workshop activities will be carried out in enclosed structures with mechanical ventilation, and its exhaust outlet will be located as far as practicable from the nearby sensitive uses during the design stage after the planning application is approved by the Town Planning Board.

(3)	Please clarify whether there is any burning, melting, washing or cleaning of recycling materials activities will be involved in the proposed use.	Please be confirmed that there will be no burning, melting, washing or cleaning of recycling materials activities involved in the proposed use.
Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Dr. Azaria K. Y. WONG, Tel: 2150 6932)		
(1)	From agricultural perspective - The subject site falls within the "AGR" zone and is generally vacant. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.	<p>Noted. 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.</p> <p>Such measures will be implemented by the applicant after the planning application is approved so that adverse impacts will be lessen to the surroundings.</p>
(2)	From nature conservation perspective - There is a watercourse to the southwest of the application site. The applicant is advised to take appropriate measures to prevent polluting the watercourse.	