



盈卓
規劃
有限公司

Our Ref. : DD84 Lot 20 & VL
Your Ref. : TPB/A/NE-TKL/838

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

By Email

22 May 2026

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Industrial (Group D)” Zones,
Lots 20 (Part), 21 (Part), 30 and 33 S.A (Part) in D.D. 84, Ping Che, New Territories**

(S.16 Planning Application No. A/NE-TKL/838)

We are writing to submit further information responding 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

A handwritten signature in blue ink is positioned to the left of a circular purple stamp. The stamp contains the text 'R-riches Planning Limited' around the perimeter and '盈卓規劃有限公司' in the center.

Danny NG
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Sheren LEE
(Attn.: Mr. Adrian TAM

email: sswlee@pland.gov.hk
email: athtam@pland.gov.hk

1st Further Information

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Industrial (Group D)” Zones, Lots 20 (Part), 21 (Part), 30 and 33 S.A (Part) in D.D. 84, Ping Che, New Territories

(Application No. A/NE-TKL/838)

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

Comments of the Director of Environmental Protection (DEP)	
(1)	<p>Since heavy vehicle is involved and residential dwelling is identified within 100m from the site boundary, we are unable to lend support to the subject application from the environmental perspective. In case the application is approved, please remind the applicant (i) to follow the requirements of the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites' ('COP') and (ii) implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts during filling of land.</p> <p>For the proposed filling of land, we have no comments from the environmental perspective subject to implementation of relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts.</p>
	<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 will implement good practices under Professional Persons Environmental Consultative Committee Practice Notes 2/24 (ProPECC PN 2/24) when designing on-site drainage system with the Site.</p>
Comments of the Commissioner for Transport (C for T)	
(1)	<p>The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;</p>
	<p>Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure no queuing of vehicles along Ping Che Road via the local access (Plan 11 of the original submission) .</p> <p>All vehicles entering/exiting the Site would be arranged by the applicant at different time periods. This is to avoid extensive traffic flow</p>

		<p>within and near the Site. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site; as well as within the Site.</p> <p>All queuing vehicles for the Site during loading/unloading period will be asked to leave by the deployed staff, if possible. This is to ensure no queuing of vehicles outside the Site.</p>
(2)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety;	<p>Staff will be deployed by the applicant to direct vehicles entering/exiting the Site. This is to ensure pedestrian safety from passing through the Site entrance.</p> <p>Lighting and alarm systems will be installed at ingress/egress to regulate traffic flow. 'Stop and give way' and 'beware of pedestrians' signs would also be erected to ensure pedestrian safety to/from the Site.</p>
(3)	The applicant shall advise the measure in preventing illegal parking by visitors to the subject site;	As the Site is for ' <i>Open Storage</i> ' use by the applicant only, visitors are not anticipated. Apart from vehicles entering/exiting the Site, the applicant will keep the doors closed and locked for security purposes.
(4)	The applicant should advise its adequacy on the local access road leading to the subject site through private land and unallocated and unleased Government land. The applicant should also seek comments/approvals from the responsible parties to validate the feasibility for vehicular access at these locations.	Noted. The applicant will liaise with relevant land owners/occupiers of the said private lots and relevant Government departments for the Government Land before and after the commence of operation so that inconveniences to the nearby land owners/occupiers could be lessen.