

Our Ref. : DD94 Lot 424 S.A
Your Ref. : TPB/A/NE-KTS/548

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

By Email

6 February 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 424 S.A (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories**

(S.16 Planning Application No. A/NE-KTS/548)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

 

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD [REDACTED]
[REDACTED]



Responses-to-Comments

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 424 S.A (Part) in D.D. 94, Kwu Tung South, Sheung Shui, New Territories

(Application No. A/NE-KTS/548)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Henry NG; Tel.: 3565 3950)		
(a)	<p>According to our site on 8.1.2025, only a few young trees of common species are observed along the southwest fencing within the Site. With reference to Plan 6 of the Planning Statement, the proposed swept path of vehicle might be in conflict with the existing trees.</p> <p>The applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval.</p>	<p>No old and valuable tree or protected species has been identified at the application site (the Site). Due to proposed hard-paving works for erection of warehouse and vehicle circulation purposes, majority of the Site area will be disturbed; consequently, all existing young trees along the southwest fencing within the Site will be affected, and it is not proposed to retain any of the existing trees at the Site.</p>
2. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Brian CHAN; Tel.: 2399 2175)		
(a)	<p>Please clarify whether there will be a gate installed at the entrance. If so, please ensure such arrangement will not cause queuing of vehicles outside the subject site;</p>	<p>No gate is proposed at the Site's ingress/egress to facilitate smooth entry of vehicles onto the Site. Staff will be deployed at the ingress/egress of the Site to direct vehicles entering and exiting the Site to ensure that queuing of vehicle would not be carried out at any time during the planning approval period. 'STOP AND GIVE AWAY' and 'BEWARE OF PEDESTRIANS' signs would also be erected to ensure pedestrian safety to/from the Site.</p>

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(b)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	
(c)	The vehicular access of the Site is connected to the Hang Tau Road via a section of a local access road which is not managed by TD. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access.	Noted.