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Adrian Tsz Hin TAM/PLAND

寄件者: Christian Chim <[REDACTED]>
寄件日期: 2026年04月01日星期三 15:05
收件者: tpbpd/PLAND
副本: William Shu Tai WONG/PLAND; Adrian Tsz Hin TAM/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Grace Wong
主旨: [FI] S.16 Planning Application No. A/NE-MUP/225 - Further Information
附件: FI1 for A_NE-MUP_225 (20260401).pdf
類別: Internet Email

Dear Sir,

We write to submit further information in response to departmental comments on the captioned application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

[REDACTED]

Our Ref. : DD 38 Lot 36 & VL
Your Ref. : TPB/A/NE-MUP/225

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

By E-mail

01 April 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" Zone',
Lots 36, 37 (Part) and 38 (Part) in D.D. 38, Man Uk Pin, New Territories**

(S.16 Planning Application No. A/NE-MUP/225)

We write to submit further information in response to departmental comments on the captioned application.

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 Planning Limited



Christian CHIM
Town Planner

cc DPO/STN, PlanD

(Attn.: Mr. William WONG
(Attn.: Mr. Adrian TAM

email: wst Wong@pland.gov.hk)
email: athtam@pland.gov.hk)

Response-to-Comment (RtC)

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 36, 37 (Part) and 38 (Part) in D.D. 38, Man Uk Pin, New Territories

(S.16 Application No. A/NE-MUP/225)

(i) An RtC table:

Departmental Comments		Applicant’s Responses
1. Comments from the Commissioner for Transport (C for T)		
(a)	The applicant should confirm the internal space of the open storage is free from obstruction and the area can be utilised for the parking and manoeuvring of vehicles.	The swept path analysis shown on Plan 7 of the original submission has already demonstrated the satisfactory manoeuvring of vehicles within and into/out of the application site (the Site).
(b)	The applicant should advise the provision of pedestrian facilities and management measures to ensure pedestrian safety.	As mentioned in §3.4 of the supplementary statement, staff will be deployed at the ingress/egress to direct incoming/exiting vehicles to/from the Site to enhance pedestrian safety and road safety. Moreover, ‘BEWARE OF PEDESTRIAN’ and ‘STOP’ signs will be shown at the ingress/egress to ensure pedestrian safety.
(c)	The applicant should advise the measures for preventing illegal parking of visitors’ vehicles outside the subject site.	A ‘NO PARKING’ sign will be shown at a prominent location of the ingress/egress to notify road users not to park illegally outside the Site.
(d)	The applicant should provide a proposal on the vehicular access arrangement including the local access road leading to the development through private lands. 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 parties and/or landowner(s) in seeking the right of ways for the local access, if necessary. Meanwhile, sufficient space is provided for vehicles to manoeuvre smoothly along the local access between the Site and Sha Tau Kok Road – Wo Hang. Please refer to the swept path analysis on Plan 7 of the original submission.