

Urgent Return receipt Expand Group Restricted Prevent Copy

Adrian Tsz Hin TAM/PLAND

From: Christian Chim <[REDACTED]>

Sent: Monday, March 2, 2026 9:50 AM

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc: William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>; Jackson Chak Sang CHAN/PLAND

<jcschan1@pland.gov.hk>; Bon Tang <[REDACTED]>; Matthew Ng <[REDACTED]>; Louis

Tse <[REDACTED]>; Danny Ng <[REDACTED]>; Grace Wong <[REDACTED]>

Subject: [FI] S.16 Planning Application No. A/NE-MUP/227 - Further Information

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 46 Lot 830 RP
Your Ref. : TPB/A/NE-MUP/227

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

By E-mail

02 March 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 29 S.B RP (Part) in D.D. 38 and Lot 830 RP in D.D. 46, Man Uk Pin, New Territories**

(S.16 Planning Application No. A/NE-MUP/227)

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. Jackson CHAN

email: wst Wong@pland.gov.hk)
email: jcschan1@pland.gov.hk)



Response-to-Comment (RtC)

**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 29 S.B RP (Part) in D.D. 38 and Lot 830 RP in D.D. 46, Man Uk Pin, New Territories**

(S.16 Application No. A/NE-MUP/227)

(i) An RtC table:

Departmental Comments		Applicant’s Responses
1. Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD)		
(a)	It is noted that the subject site is close to Feature No. 3NW-D/C30 and meets the requirement of a Geotechnical Planning Review Report (GPRR). The applicant is required to submit a GPRR in support of the Planning Application.	The Geotechnical Planning Review Report enclosed at Annex 1 has concluded that the proposed development would not impose adverse geotechnical impact on the existing feature to the north of the application site (the Site).
2. Comments of the Commissioner for Transport (C for T)		
(a)	The applicant shall advise the speed adopted in the swept path analysis.	Swept path analysis for vehicle manoeuvrability utilises low speeds, ranging from 5 km/h to 15 km/h for turning manoeuvres, with 2.5 km/h used for reversing, so as to ensure realistic, safe design layouts.
(b)	In DWG NO. PLAN 6, please provide the swept path analysis regarding “From the Application Site to Local Access” for review and also clarify any reverse movement of vehicle into/from the application site is required.	The swept path analysis has been revised and enclosed at Plan 1 of Annex 2 . Reverse movement of vehicle will only take place within the Site. No reverse movement of vehicle into/out of the Site will be required.
(c)	The applicant shall 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/outgoing vehicles to/from the Site to ensure pedestrian safety and road safety. Moreover, ‘BEWARE OF PEDESTRIAN’ and ‘STOP’ signs will be shown at the ingress/egress to ensure pedestrian safety.

(d)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the application site.	As mentioned in §3.4 of the supplementary statement, staff will be deployed at the ingress/ egress to direct incoming/ outgoing vehicles to/ from the Site to ensure no queuing of vehicles will be allowed outside the Site. Besides, the swept path analysis enclosed at Plan 1 of Annex 2 has already demonstrated the satisfactory manoeuvring of vehicles within and into/out of the Site.
(e)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the application 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.

Annex 1

Geotechnical planning review report



**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary
Facilities and Associated Filling of Land for a Period of 3 Years**

Lot 29 S.B RP (Part) in D.D. 38 and Lot 830 RP in D.D. 46, Man Uk Pin, New Territories

Geotechnical Planning Review Report

January 2026

Content

1) Background	3
2) Site description	3
3) Condition of the feature	3
4) Geotechnical considerations	4
5) Conclusion	4

Plan 1 – Location plan

Plan 2 – Zoning plan

Plan 3 – Land status plan

Plan 4 – Layout plan

Appendix I – SIS report

Appendix II – SIMAR report

Appendix III – Site photos

1) **Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 29 S.B RP (Part) in D.D. 38 and Lot 830 RP in D.D. 46, Man Uk Pin, New Territories (**Plan 1**) (the Site) for ‘**Proposed Temporary Warehouse (excluding Dangerous Goods Godown with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**’ (the proposed development).
- 1.2 The Site currently falls within an area zoned “Agriculture” (“AGR”) on the Approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11 (**Plan 2**). According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor 2 use within the “AGR” zone, which requires planning permission from the Board.
- 1.3 Noting that the Site is in close proximity to an existing feature, this Geotechnical Planning Review Report (GPRR) is therefore conducted to assess the stability of the geotechnical features located at the north of the Site that could affect or be affected by the proposed development under the current planning application.

2) **Site description**

- 2.1 The Site is located at Lot 29 S.B RP (Part) in D.D. 38 and Lot 830 RP in D.D. 46, Man Uk Pin, New Territories (with site level at +24.7 mPD) (**Plan 3**). No building record can be retrieved from the Buildings Department. Based on the aerial photo records, the Site is current vacant and fenced off.

3) **Condition of the feature**

- 3.1 There is ONE registered feature in the vicinity of the Site. The reports retrieved from the Slope Information System (SIS) and Slope Maintenance Responsibility Information System (SIMAR) indicating the location of the feature and its maintenance responsibility are enclosed at **Appendices I** and **II** respectively. No record of slope instability can be found. Details of the feature are shown at **Table 1** below.

Table 1: Details of the feature in the vicinity

Feature No.	Maintenance Responsibility
3NW-D/C 30	Lands Department

- 3.2 Feature No. 3NW-D/C 30 is located adjacent to the northern boundary of the Site. It consists of a south-facing soil slope with maximum retaining height of 7.5 m. It is generally 79 m long and has an average face angle of about 35° dipping towards the Site based on site measurement.
- 3.3 With reference to the SIS report and the applicant’s site investigation records (**Appendix III**), the surface of the feature is 100% vegetated and currently covered with shrubs and

mature trees. In view of the surface protection provided by extensive vegetation with tree root system, the washout failure of the slope is regarded as unlikely to occur. In addition, no landslide incident has been recorded within and in close vicinity of the Site with reference to SIS and GEO/CEDD's record.

4) Geotechnical considerations

- 4.1 According to the development proposal of the planning application, the feature currently falls outside the site boundary. The applicant has no plan to conduct any modification work on the feature. No foundation and/or land excavation work will be carried out for the erection of the temporary structure located at the western portion of the Site (**Plan 4**). Boundary fencing will also be erected along the site boundary for further stabilisation. As such, it is anticipated that the proposed development would unlikely impose any adverse geotechnical impact to the existing feature in the vicinity of the Site.
- 4.2 The applicant would carry out detailed investigation and/or assessment of the aforesaid slope feature after planning permission has been granted from the Board, if deemed necessary. Slope upgrade and/or site formation work such as soil nailing would be proposed in the site formation design or slope upgrade work submission if the safety factor of such geotechnical features is found to be below the current geotechnical standards.

5) Conclusion

- 5.1 This GPRR has discussed the relevant issues regarding the geotechnical issues at the Site. Given that the surface of the concerned feature i.e. No. 3NW-D/C 30 is protected by extensive vegetation with tree root system, the washout failure of the slope is regarded as unlikely to occur. Moreover, no foundation and/or land excavation work will be performed to erect the temporary structure thereon. The proposed development would not impose adverse geotechnical impact to the feature.
- 5.2 Therefore, the proposed development is considered geotechnically feasible, and no additional adverse impact will be induced on the adjacent geotechnical feature.

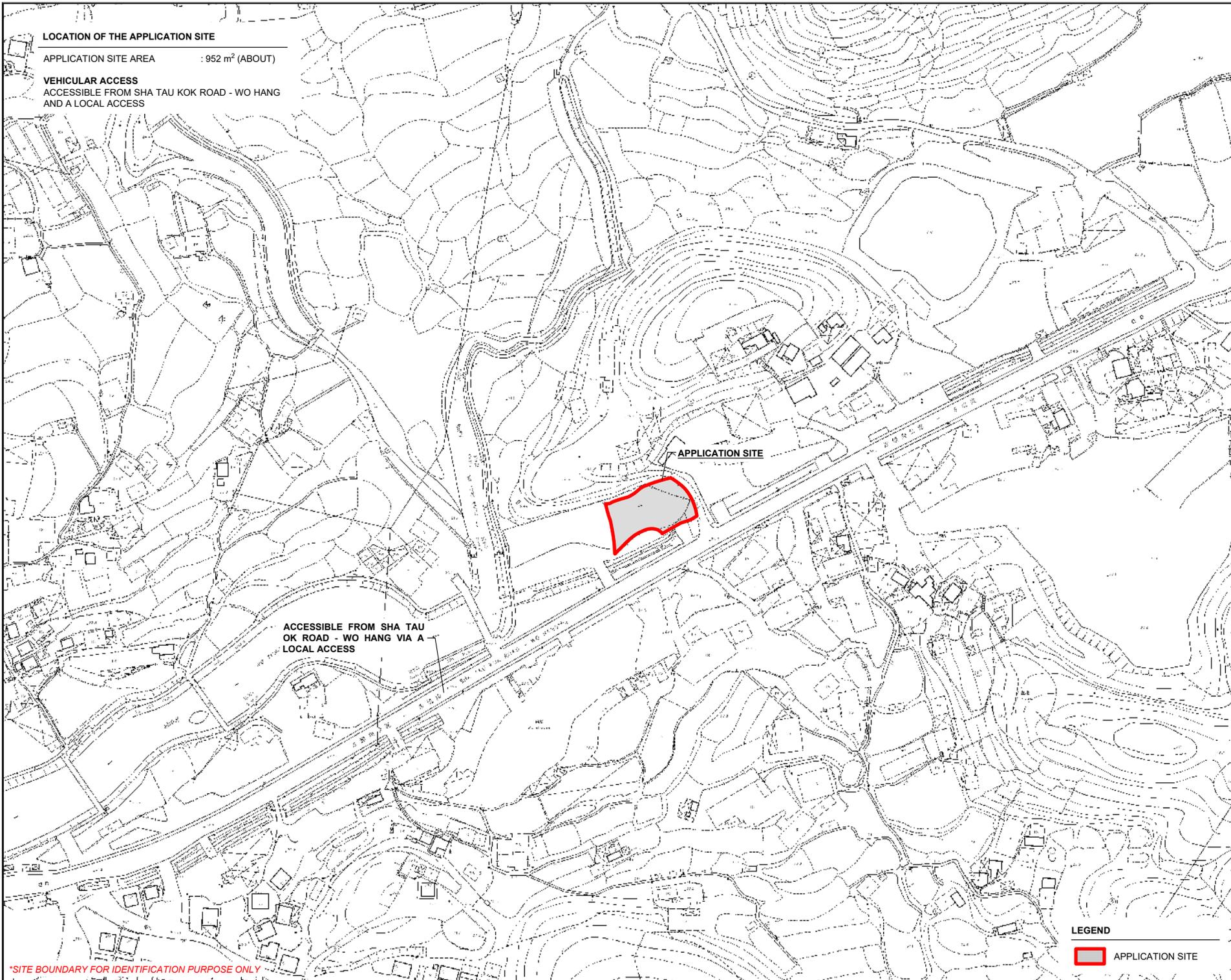
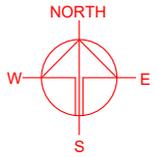
Plans

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 952 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHA TAU KOK ROAD - WO HANG AND A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM SHA TAU OK ROAD - WO HANG VIA A LOCAL ACCESS

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

LOT 830 RP IN D.D. 46, MAN UK PIN, NEW TERRITORIES

SCALE
1 : 2500 @ A4

DRAWN BY: MN DATE: 27.11.2025

REVISED BY: DATE:

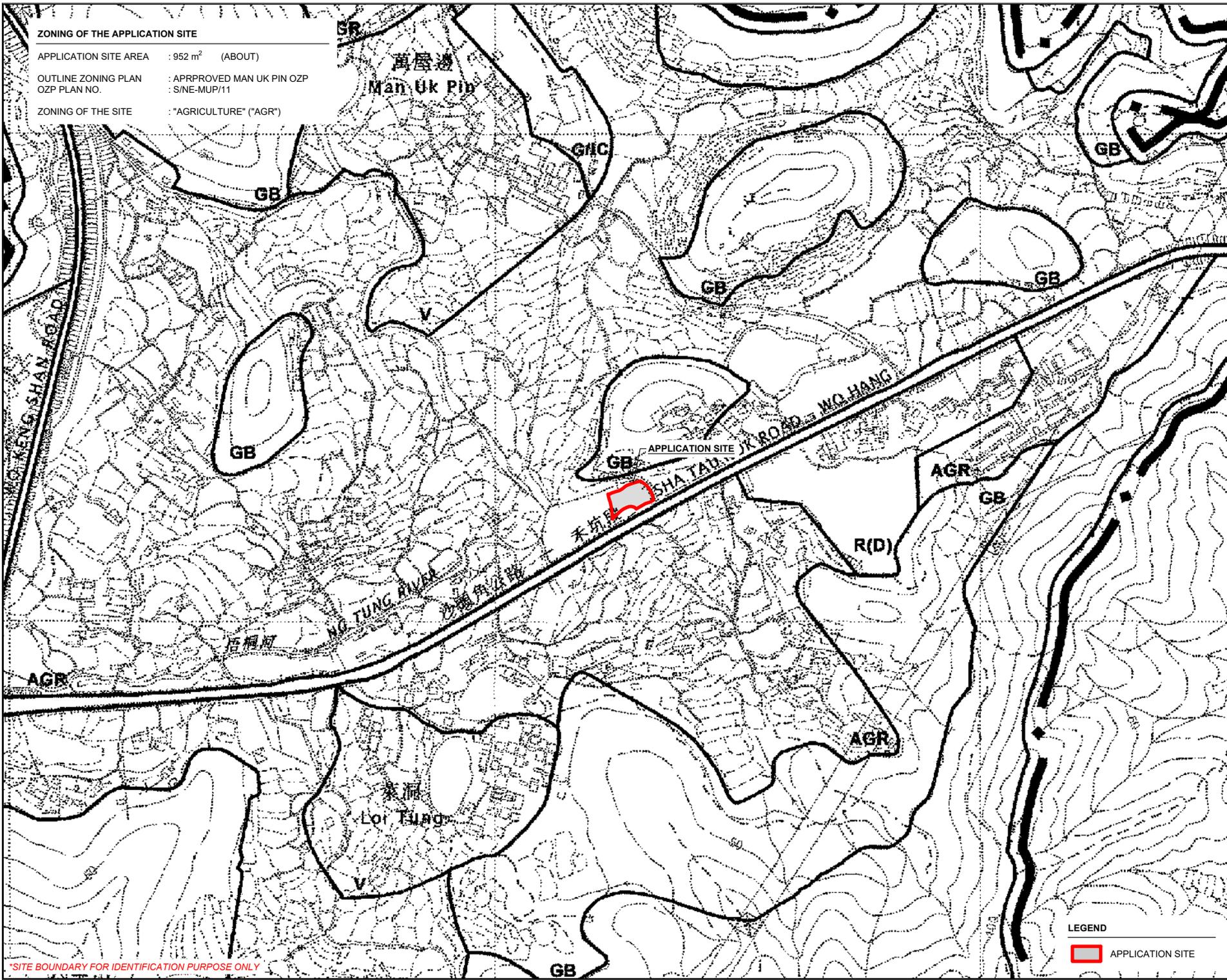
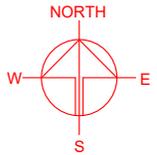
APPROVED BY: DATE:

DWG. TITLE
LOCATION PLAN

DWG NO.: PLAN 1 VER.: 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 952 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED MAN UK PIN OZP
 OZP PLAN NO. : S/NE-MUP/11
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

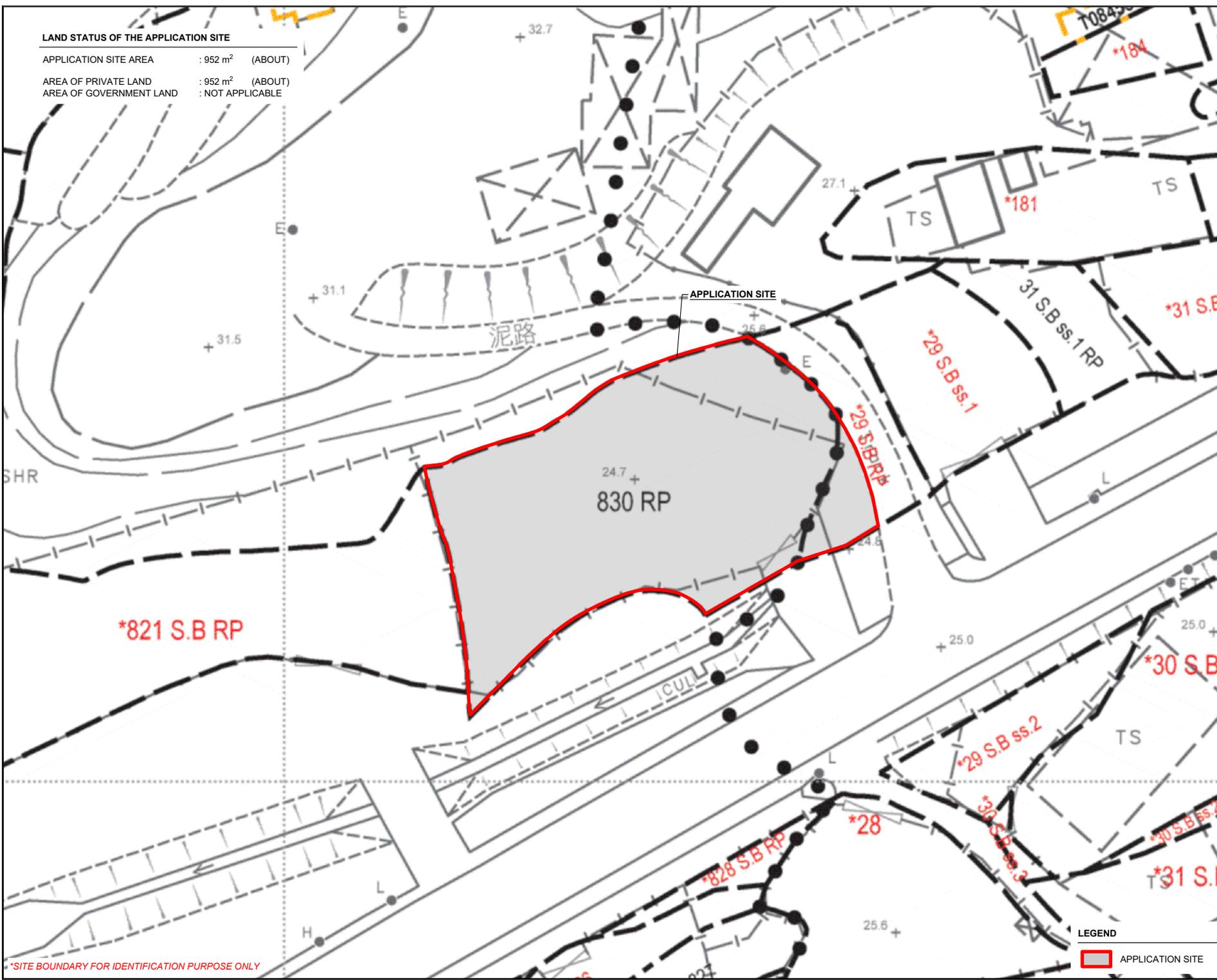
LEGEND

APPLICATION SITE

PLANNING CONSULTANT	
	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)	
SITE LOCATION	
LOT 830 RP IN D.D. 46, MAN UK PIN, NEW TERRITORIES	
SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	27.11.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 952 m² (ABOUT)
 AREA OF PRIVATE LAND : 952 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
 TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOT 830 RP IN D.D. 46, MAN UK PIN, NEW TERRITORIES

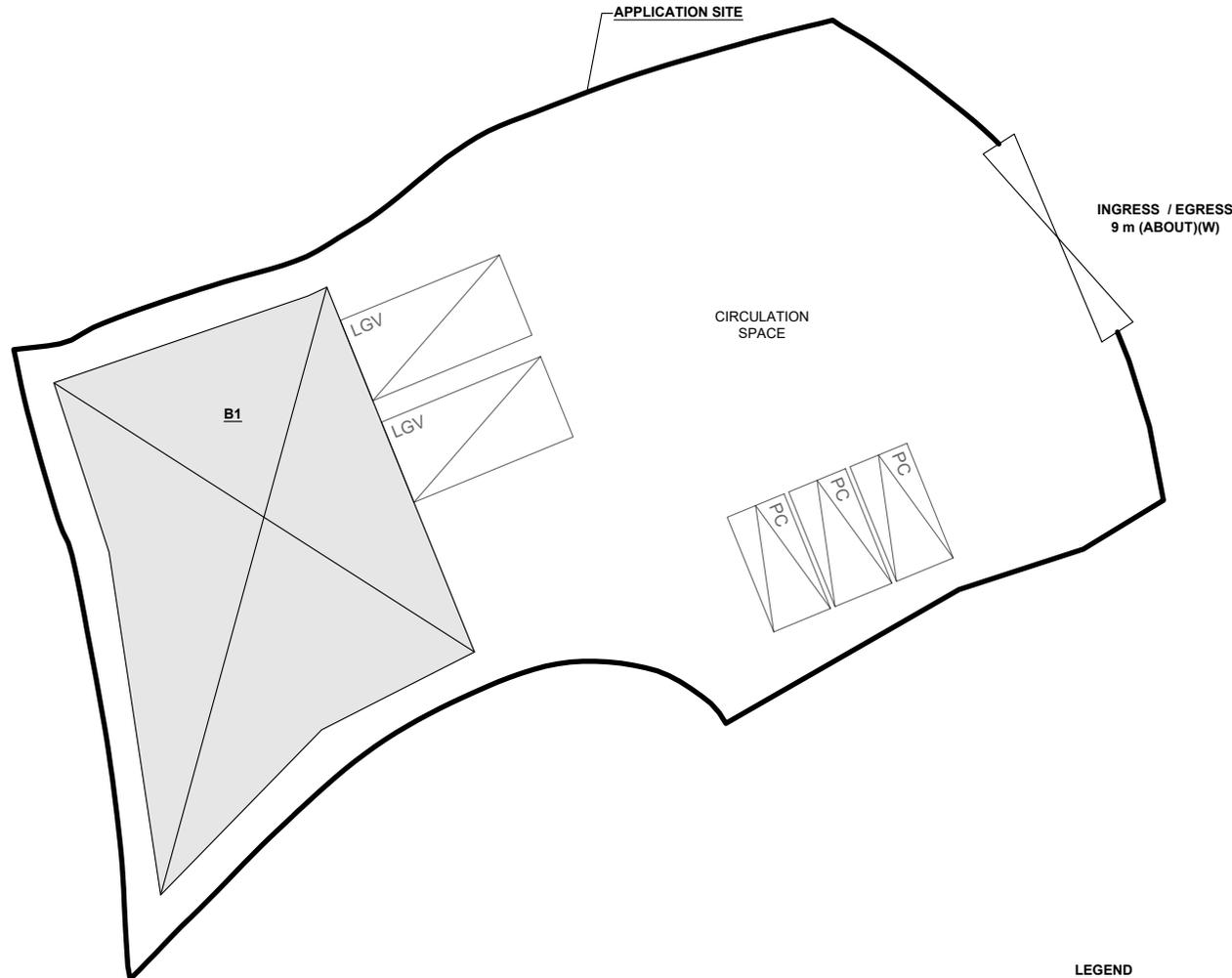
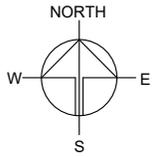
SCALE 1 : 500 @ A4	
DRAWN BY MN	DATE 11.12.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAND STATUS OF THE SITE	
DWG NO. PLAN 3	VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 952 m ²	(ABOUT)
COVERED AREA	: 228 m ²	(ABOUT)
UNCOVERED AREA	: 724 m ²	(ABOUT)
PLOT RATIO	: 0.24	(ABOUT)
SITE COVERAGE	: 24 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 228 m ²	(ABOUT)
TOTAL GFA	: 228 m ²	(ABOUT)
BUILDING HEIGHT	: 9 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	228 m ² (ABOUT)	228 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
TOTAL		228 m² (ABOUT)	228 m² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 830 RP IN D.D. 46, MAN UK PIN, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY: MN DATE: 11.12.2025

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE

LAYOUT PLAN

DWG NO. PLAN 4 VER. 001

Appendix I
SIS report

BASIC INFORMATION

Location: North of Loi Tung Village, Sha Tau Kok Road - Wo Hang Section, Fanling, New Territories
Date of Formation: pre-1977
Date of Construction/ Modification: 22-01-2015
Approximate Coordinates: Easting : 837101 Northing : 842636

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Road/footpath with low traffic density
Distance of Facility from Crest (m): 0
Facility at Toe: Open car park
Distance of Facility from Toe (m): 0
Consequence-to-life Category: 2
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 7.5 Length (m): 79 Average Angle (deg): 35

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Government Party: Lands D Agent: Lands D

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 29-02-2016
Data Source: LPM
Slope Part Drainage: (1) Position: Crest Size(mm): 300
(2) Position: Toe Size(mm): 300
Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

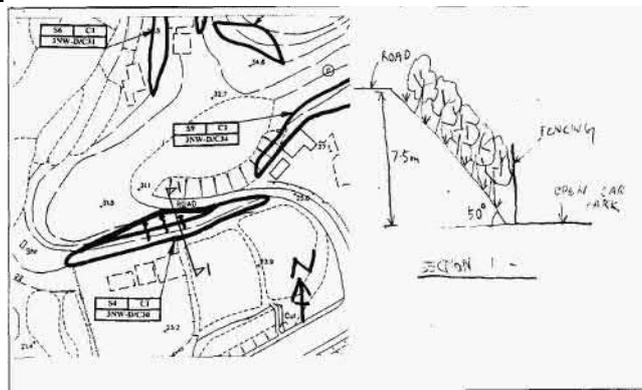
N/A

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On: 30-05-1997
 Weather: Some Rain
 District: ME



Section No: 1-1
 Height (m): N/A
 Type of Toe Facility: Open car park
 Distance from Toe (m): 0
 Type of Crest Facility: Road/footpath with low traffic density
 Distance from Crest (m): 0
 Consequence Category: 2
 Engineering Judgement: P
 Section No: 2-2
 Type of Toe Facility: N/A
 Distance from Toe (m): 0
 Type of Crest Facility: N/A
 Distance from Crest (m): 0
 Consequence Category: 2
 Engineering Judgement: P
 Sign of Seepage: Slope : No signs of seepage
 Wall : N/A
 Criterion A satisfied: N
 Sign of Distress: Slope : Minor (near crest, mid-portion, at toe)
 Wall : N/A
 Criterion D satisfied: N
 Non-routine maintenance required: Y
 Note: PROVIDE A PROTECTIVE COVER TO THE SEVERELY ERODED SLOPE AND PROVIDE SUFFICIENT DRAINAGE PROVISIONS.



Masonry wall / Masonry facing: N
Note: N/A
Consequence category (for critical section): 2
Observations: N/A
Emergency Action Required: N
Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

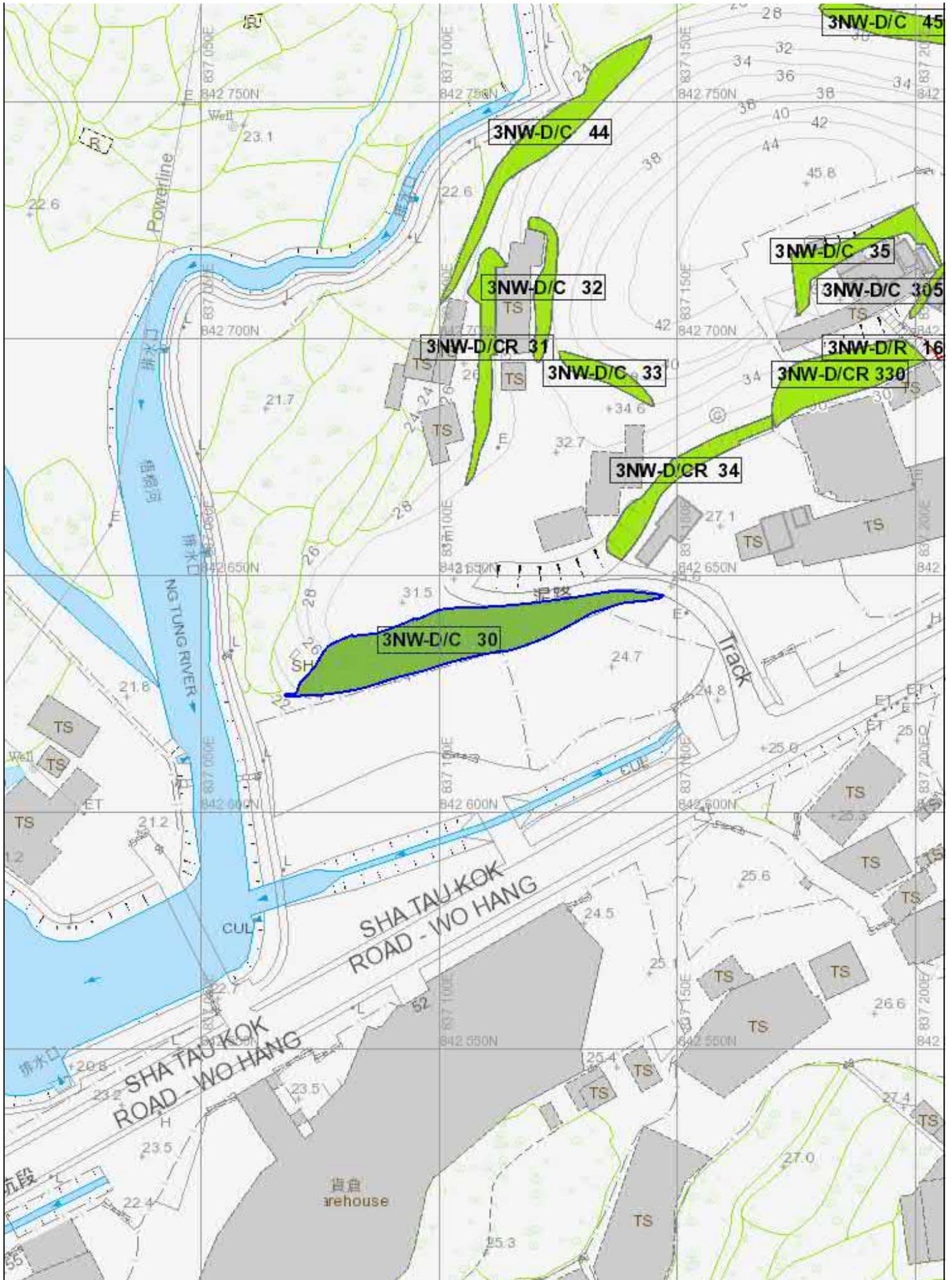
Criterion A / Criterion D: N/A
Action By: N/A
Further Study: Y
Action By: Mixed

OTHER EXTERNAL ACTION

Check / repair Services: N
Action By: N/A
Non-routine Maintenance: Y
Action By: Mixed

PHOTO





Appendix II
SIMAR report

Slope Maintenance Responsibility Report

(3NW-D/C30)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	3NW-D/C30	Sub-Division	Not Applicable
	Location	On unallocated Government land near to DD46 LOT 821 S.B RP	
	Responsible Lot/Party	Lands Department	Maintenance Agent Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.	

- End of Report -

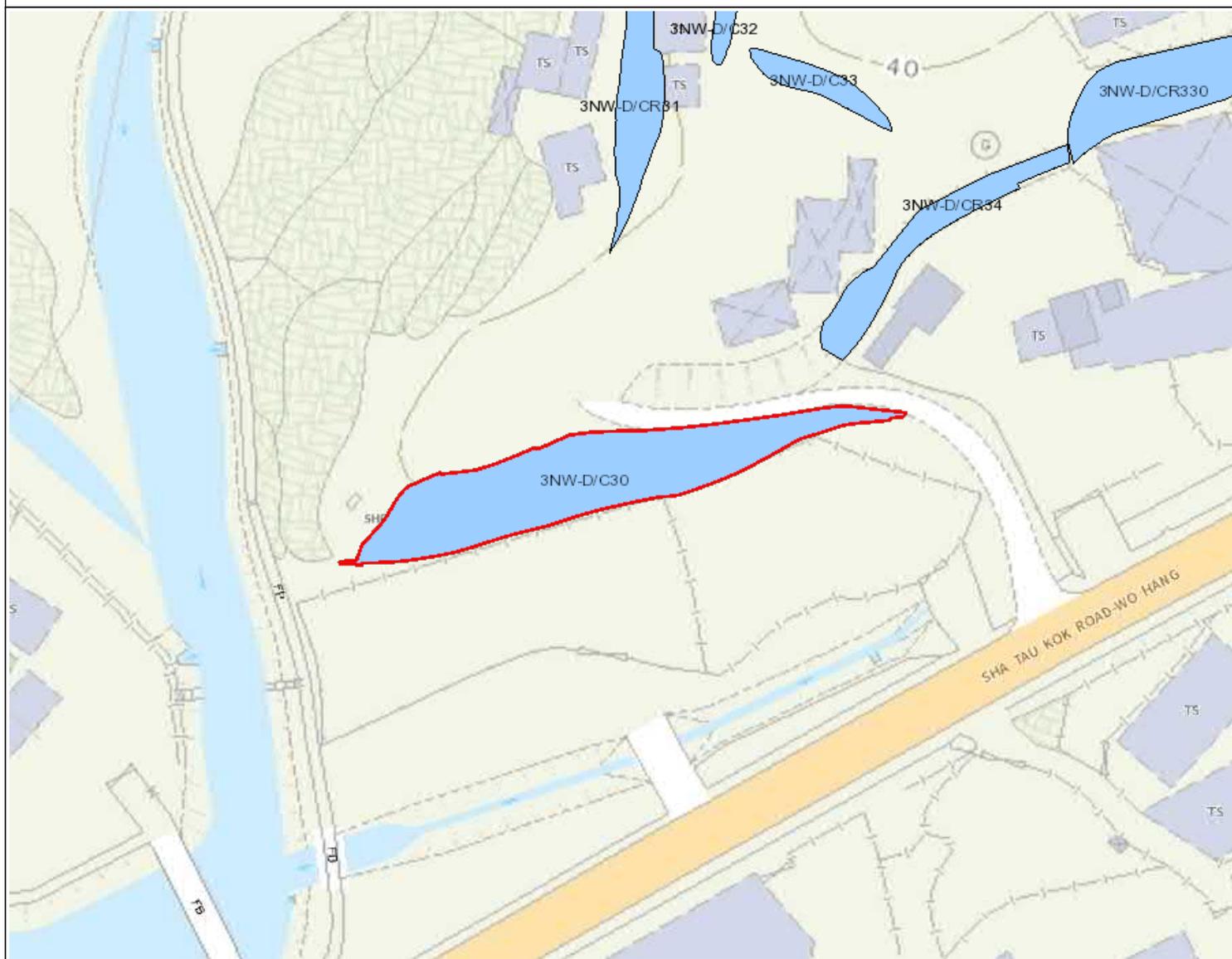
Notes:

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Search Criteria: 3NW-D/C30

Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 28/01/2026

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Appendix III
Site photos

Site photos



3



Annex 2

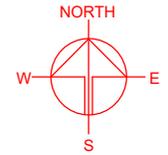
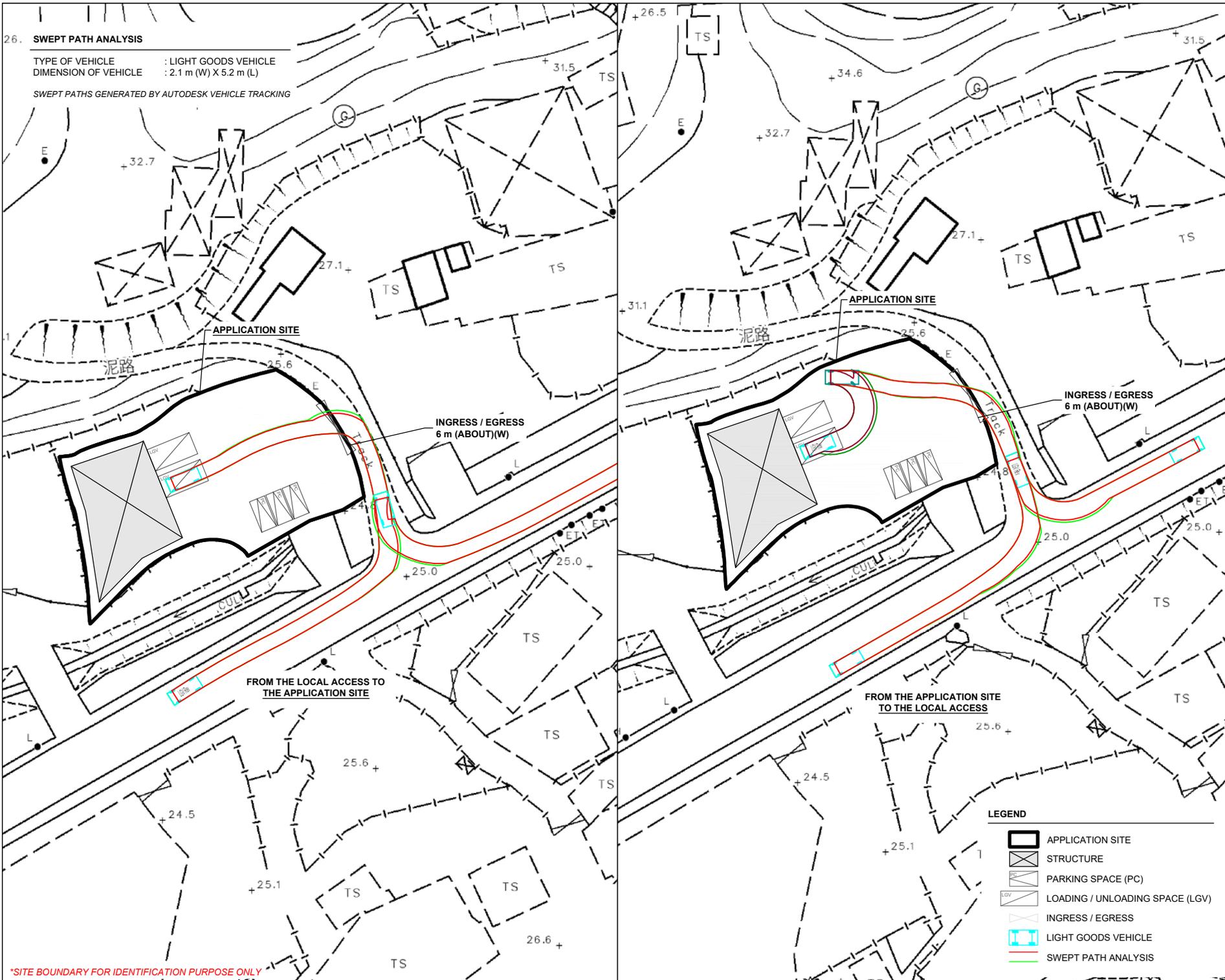
Revised swept path analysis



26. SWEEP PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
 PROPOSED WAREHOUSE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
 TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION
 LOT 830 RP IN D.D. 46, MAN UK PIN, NEW TERRITORIES

SCALE
 1 : 750 @ A4

DRAWN BY CC	DATE 29.01.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 SWEEP PATH ANALYSIS

DWG NO. F11 ANNEX 2 P01	VER. 001
----------------------------	-------------

- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE (PC)
 - LOADING / UNLOADING SPACE (LGV)
 - INGRESS / EGRESS
 - LIGHT GOODS VEHICLE
 - SWEEP PATH ANALYSIS

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY