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## **Adrian Tsz Hin TAM/PLAND**

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寄件者: Christian Chim <[REDACTED]>  
寄件日期: 2026年05月26日星期二 12:17  
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/230 - Further Information  
附件: FI1 for A\_NE-MUP\_230 (20260526).pdf  
類別: Internet Email

Dear Sir,

We write to submit further information in response to the 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 207  
Your Ref. : TPB/A/NE-MUP/230

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

**By E-mail**

26 May 2026

Dear Sir,

**1<sup>st</sup> 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 207 in D.D. 38, Man Uk Pin, New Territories**

**(S.16 Planning Application No. A/NE-MUP/230)**

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 Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lot 207 in D.D. 38, Man Uk Pin, New Territories

(S.16 Application No. A/NE-MUP/230)

(i) An RtC table:

| Departmental Comments                                          |                                                                                                                                                                                                                                                                    | Applicant’s Responses                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Comments of the Commissioner for Transport (C for T)</b> |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                         |
| (a)                                                            | 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 application site (the Site) to ensure pedestrian safety and road safety.<br><br>Moreover, ‘BEWARE OF PEDESTRIAN’ and ‘STOP’ signs will be shown at the ingress/egress to ensure pedestrian safety. |
| (b)                                                            | The applicant shall advise the management/ control measures to be implemented to ensure no queuing of vehicles outside the subject 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.                                                                                                                            |
| (c)                                                            | 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 at the ingress/egress to notify road users not to park illegally outside the Site.                                                                                                                                                                                                            |
| (d)                                                            | The proposed vehicular access road between Sha Tau Kok Road (Wo Hang) and the subject site is not managed by TD. The applicant should seek comments/approvals from the responsible parties to validate the feasibility to/from the proposed vehicular access road. | Noted.                                                                                                                                                                                                                                                                                                                                                  |

| Departmental Comments                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Applicant's Responses                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                |
| (a)                                                                                      | The application site comprises Old Schedule Agricultural Lot No. 207 in D.D. 38 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the application site is required to pass through Government land but no right of access via Government land is granted to the application site.                                                                          | Noted.                                                                                                                                                                                                                                                                                                         |
| (b)                                                                                      | <u>Unauthorised structure(s) within the said private lot covered by the planning application</u><br><br>There is unauthorised structure on the private lot. The lot owner should immediately rectify/regularise the lease breaches and this office reserves the rights to take necessary enforcement action against the breaches without further notice.                                                                                                                                                | Upon obtaining relevant planning permission, the applicant will submit an application for Short Term Waiver for erection of the proposed structures at the Site. Besides, the proposed development will be confined with the boundary of the Site such that no occupation of Government Land would take place. |
| (c)                                                                                      | <u>Unlawful occupation of Government land not covered by the planning application</u><br><br>The Government land adjoining the said private lot has been fenced off/illegally occupied without permission. The Government land being illegally occupied is not included in the application. The applicant should clarify the extent of the application site. LandsD reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice. |                                                                                                                                                                                                                                                                                                                |
| (d)                                                                                      | The lot owner/applicant shall either (i) remove the fencing and cease the illegal occupation of the Government land not covered by the application immediately; or (ii) include the adjoin Government land being illegally occupied in the subject planning application for further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as                          |                                                                                                                                                                                                                                                                                                                |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
|     | <p>aforesaid required, apply to LandsD for a Short Term Wavier (STW) (on whole lot basis) and/or a Short Term Tenancy (STT) to permit the structure(s) erected/to be erected and the occupation of Government land. The application for STW and/or STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW/STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD, given the proposed use is temporary in nature, only erection of temporary structures will be considered. In addition, LandsD reserves the right to take enforcement action against the lot owner/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land.</p> |               |
| (e) | <p>The applicant should comply with all the land filling requirements imposed by relevant Government departments. Government land should not be disturbed unless with prior approval.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Noted.</p> |