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Adrian Tsz Hin TAM/PLAND

寄件者: Danny Ng <[REDACTED]>
寄件日期: 2026年06月22日星期一 15:01
收件者: tpbpd/PLAND
副本: William Shu Tai WONG/PLAND; Adrian Tsz Hin TAM/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Grace Wong
主旨: [FI] S.16 Planning Application No. A/NE-MUP/234 - Further Information
附件: FI1 for A_NE-MUP_234 (20260622).pdf

類別: Internet Email

Dear Sir,

We are writing to submit further information in response to departmental comments upon the subject application (*attached*).

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

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

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

[REDACTED]

Our Ref. : DD37 Lot 52 S.A & VL
Your Ref. : TPB/A/NE-MUP/234

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

By Email

22 June 2026

Dear Sir,

1st Further Information

**Proposed Temporary Vehicle Repair Workshop and Shop and Services with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in 'Agriculture' Zone,
Lots 52 S.A (Part) and 52 S.B (Part) in D.D. 37, Man Uk Pin, New Territories**

(S.16 Planning Application No. A/NE-MUP/234)

We are writing to submit further information in response 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



Danny NG
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)

1st Further Information

**Proposed Temporary Vehicle Repair Workshop and Shop and Services with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in 'Agriculture' Zone,
Lots 52 S.A (Part) and 52 S.B (Part) in D.D. 37, Man Uk Pin, New Territories**

(S.16 Planning Application No. A/NE-MUP/234)

- (i) The applicant would like to submit a revised layout plan and a revised swept path analysis for the Site to address comments from Government departments (**Appendices II and III**); and
- (ii) The applicant would also like to submit a response-to-comments table for the consideration of Government departments:

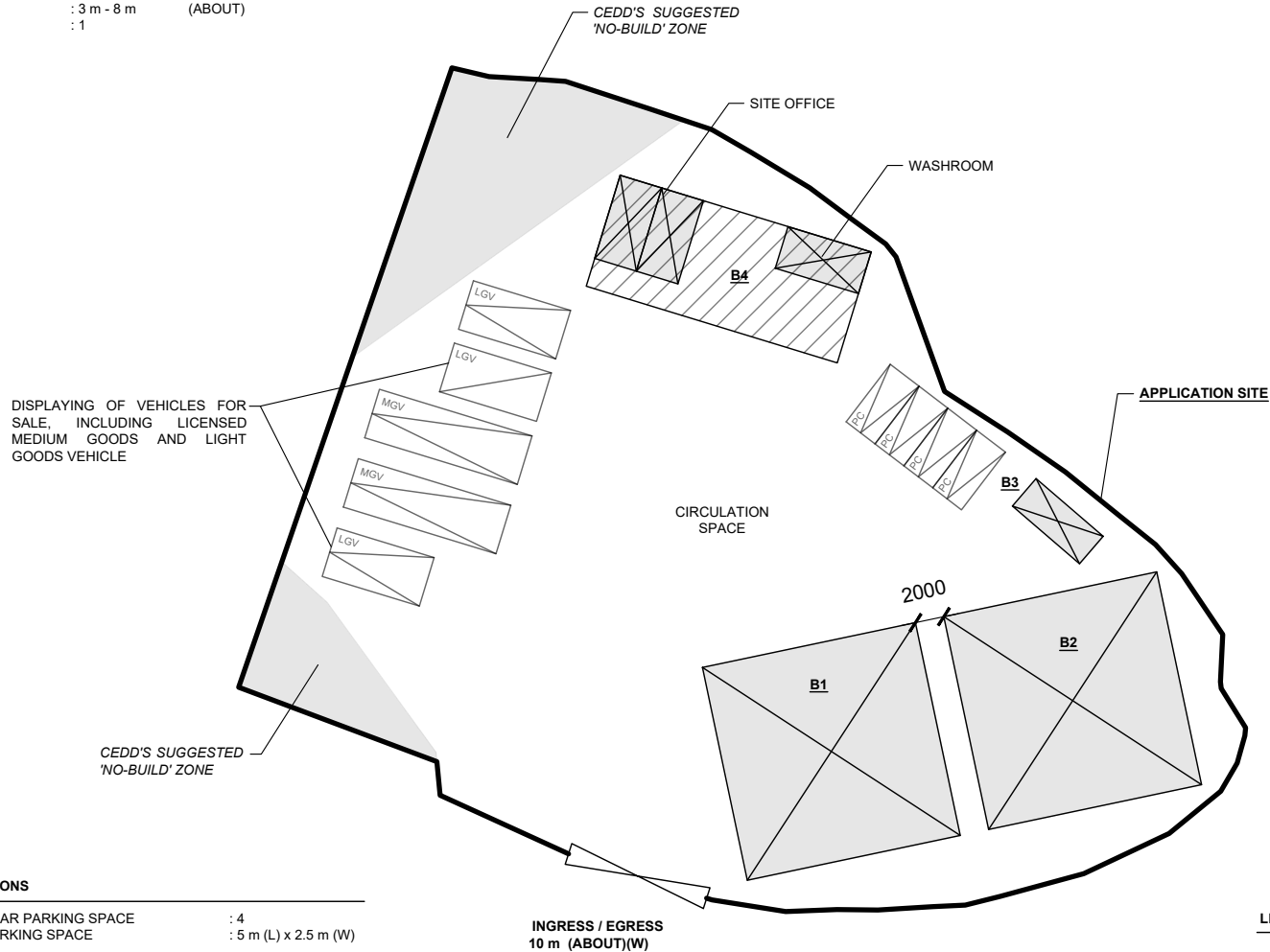
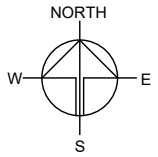
Comments of the Director of Environmental Protection (DEP)		
(1)	EPD has no comment on the proposed filling of land from environmental planning perspective subject to implementation of relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts.	Noted. The applicant will implement the relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts.
Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (GEO, CEDD)		
(1)	The subject site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The GPRR should include a preliminary geotechnical review of the natural terrain hazards, assess the geotechnical feasibility of the proposed development, and where necessary, indicate the recommended extent of the NTHS study area and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the proposed development. Other essential contents of a GPRR are given in the attached GEO Advice Note; and	Noted. A 'no-build zone' is proposed within the Site - No structures and critical facilities would be located within the 'no-build zone' (Appendix II). A set of plans, including revised layout plan and swept path analysis at Appendices II and III are also submitted by the applicant to ensure the safety and security of the occupants within the Site.
(2)	given the temporary nature and the proposed use as vehicle repair workshop of	

	the subject site, the requirement for NTHS might make the case not economically viable. As an alternative, the northwestern part and southwestern part of the subject site may be designated as a 'no-build' zone, within which no critical facilities (i.e. facilities under Group 1 to 3 in the attached table) should be located. The suggested extent of the 'no-build' zone is shown in the attached plan. With the inclusion of the 'no-build' zone, the requirement for NTHS may be waived.	
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,562 m ²	(ABOUT)
COVERED AREA	: 610 m ²	(ABOUT)
UNCOVERED AREA	: 1,952 m ²	(ABOUT)
PLOT RATIO	: 0.24	(ABOUT)
SITE COVERAGE	: 24 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 610 m ²	(ABOUT)
TOTAL GFA	: 610 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	VEHICLE REPAIR WORKSHOP	225 m ² (ABOUT)	225 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B2	VEHICLE REPAIR WORKSHOP	225 m ² (ABOUT)	225 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B3	METER ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES, OFFICE, WASHROOM	145 m ² (ABOUT)	145 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		610 m ² (ABOUT)	610 m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)
NO. OF MEDIUM GOODS VEHICLE PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 11 m (L) x 3.5 m (W)

LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED)
	PARKING SPACE (PRIVATE CAR)
	PARKING SPACE (LIGHT GOODS VEHICLE)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	PARKING SPACE (MEDIUM GOODS VEHICLE)
	INGRESS / EGRESS

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PROJECT

PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP AND SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 37, MAN UK PIN, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

16.6.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 8

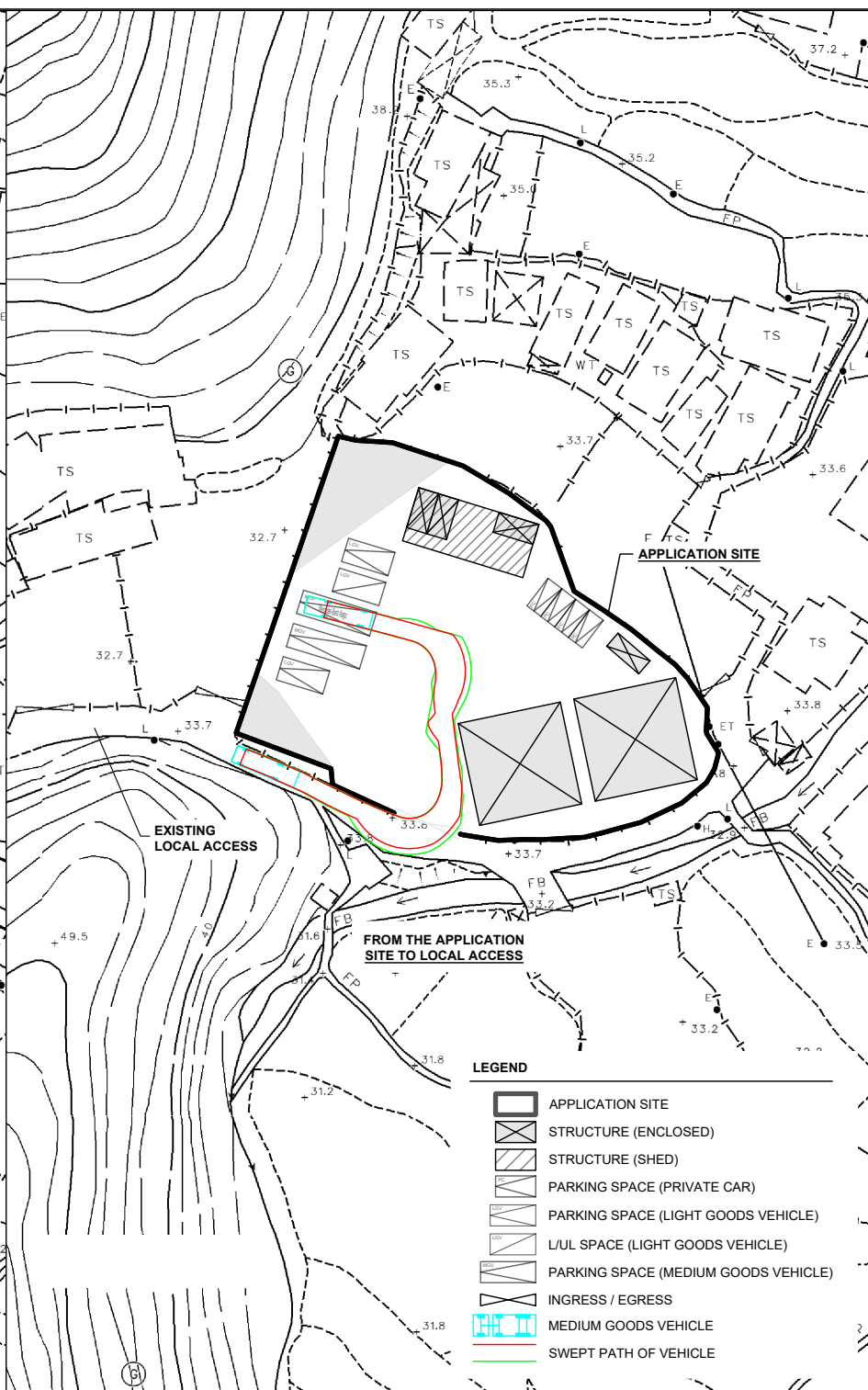
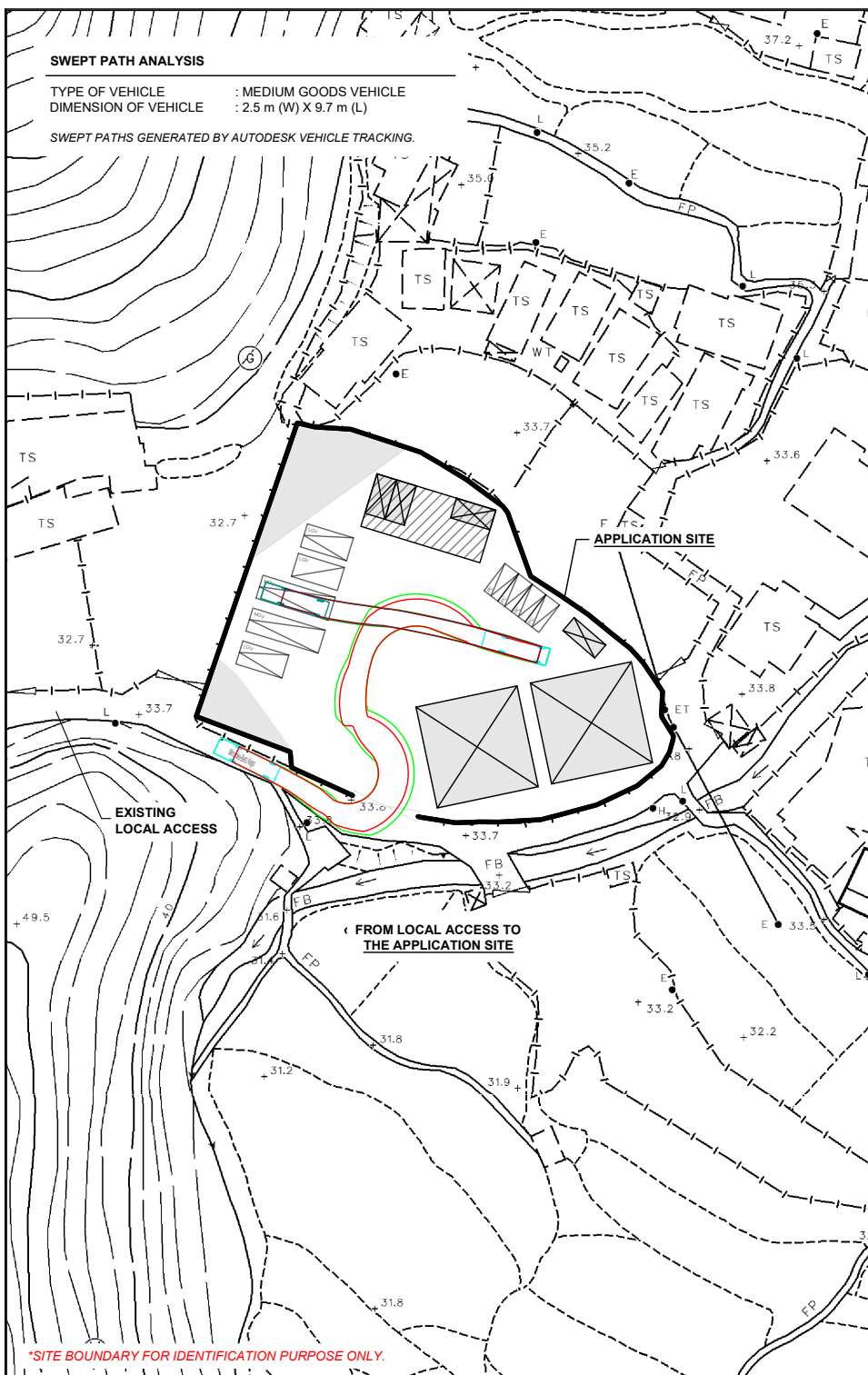
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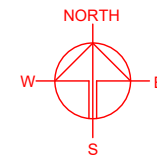
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 9.7 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING.

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED)
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE (LIGHT GOODS VEHICLE)
- L/U/L SPACE (LIGHT GOODS VEHICLE)
- PARKING SPACE (MEDIUM GOODS VEHICLE)
- INGRESS / EGRESS
- MEDIUM GOODS VEHICLE
- SWEEP PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 VEHICLE REPAIR WORKSHOP
 AND SHOP AND SERVICES WITH
 ANCILLARY FACILITIES AND
 ASSOCIATED FILLING OF LAND
 AND POND FOR A PERIOD OF 3
 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 37, MAN
 UK PIN, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

16.6.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (MGV)

DWG NO.

PLAN 10

VER.

001