

Our Ref. : DD82 Lot 1344 & 1345
Your Ref. : TPB/A/NE-TKL/821

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

By Email

17 October 2025

Dear Sir,

Supplementary Information

Proposed Temporary Open Storage of Construction Materials and Machinery, Containers and Vehicles and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lot 1344 (Part) and 1345 (Part) in D.D. 82, Ping Che, Ta Kwu Ling, New Territories

(S.16 Planning Application No. A/NE-TKL/821)

We are writing to enclose a revised comparison table of details between the current and previous application (Table 1 of the Supplementary Statement) for consideration of government departments (**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

- 2.4 The Site is the subject of various previous S.16 planning applications; whilst the last approved application (No. A/NE-TKL/707) for 'open storage of construction materials and machinery' use which was submitted by the same applicant with similar use with different development parameters as the current application, was also approved by the Board in 2022. Therefore, approval of the current application is in line with the Board's previous decisions. Details of differences between the current application and previous application (No. A/NE-TKL/707) are shown at **Table 1** below:

Table 1 - Comparison of Details Between the Current and Previous Applications

Development Parameters	Previous application (No. A/NE-TKL/707) (a)	Current Application (b)	Difference (b) - (a)
Site Area	8,481 m ² (about)	8,579 m ² (about)	98 m ² , +1 % (about)
Covered Area	292 m ² (about)	166 m ² (about)	-126 m ² , -43 % (about)
Plot Ratio	0.04 (about)	0.02 (about)	-0.02, -50 % (about)
Site Coverage	4 % (about)	2 % (about)	-2 %, -50 % (about)
No. of Structure	20	9	-11, -55% (about)
GFA	325 m ² (about)	212 m ² (about)	-113 m ² , -35% (about)
Building Height	Not exceeding 5.2 m (about)	3 m - 7 m (about)	-
No. of Storey	1 - 2	1 - 2	No Change

- 2.5 In support of the application, the applicant submitted a as-built drainage plan and a fire service installations proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 8,579 m² (about) (**Plan 1**). Nine 1 to 2-storey structures are proposed at the Site for site office and storage of tools uses with total gross floor area (GFA)