



Our Ref. : DD82 Lot 1114 & VL
 Your Ref. : TPB/A/NE-TKL/824

盈卓有限公司
 盈卓規劃有限公司

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

By Email

9 January 2026

Dear Sir,

1st Further Information

**Proposed Temporary Vehicle Repair Workshop, Shop and Services and Ancillary Open Storage
 of Vehicle with Ancillary Facilities and Associated Filling of Land
 for a Period of 3 Years in "Agriculture" Zone,
Lots 1114 (Part) and 1115 (Part) in D.D.82, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/824)

We are writing to submit further information to address departmental comments of the subject application (Appendix I).

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature of 'Louis TSE' is on the left, and to its right is a circular company seal. The seal contains the text 'R-RICHES PLANNING LIMITED' around the perimeter and '盈卓有限公司' in the center.

Louis TSE
 Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Sheren LEE
 (Attn.: Mr. Adrian TAM

email: sswlee@pland.gov.hk)
 email: athtam@pland.gov.hk)

Responses-to-Comments

Proposed Temporary Vehicle Repair Workshop, Shop and Services and Ancillary Open Storage of Vehicle with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1114 (Part) and 1115 (Part) in D.D.82, Ta Kwu Ling, New Territories

(Application No. A/NE-TKL/824)

- (i) The applied use is revised as 'Proposed Temporary Vehicle Repair Workshop, Shop and Services and Ancillary Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years' (Annex I).
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Planning Officer/Sha Tin, Tai Po and North District, Planning Department (DPO/STN, PlanD)		
Comments received on 7.1.2026		
(a)	All of the new/used private cars and light goods vehicles to be stored at the Site will have trade licence, while the other vehicles parking at the subject site will have valid licence issued under the Road Traffic Ordinance;	Please be confirmed that all of the new/used private cars and light goods vehicles to be stored at the application site (the Site) will have trade licence, while the other vehicles parking and loading/unloading (L/UL) spaces at the Site will have valid licence issued under the Road Traffic Ordinance.
(b)	whether the two structures for vehicle repair workshops are enclosed, and all workshop activities will be carried out within those structures;	Structures B1 and B2 are enclosed structures for vehicle repair workshops. All workshop activities will be carried out within enclosed structures.
(c)	whether the site is currently being used as the proposed use;	Portion of the Site is currently used as open storage while the remaining area is vacant.
(d)	whether the open storage use of the applied use ancillary to the vehicle repair workshop and shop and services? If affirmative, please consider to update the applied use into "Proposed Temporary Vehicle Repair Workshop, Shop and Services and <u>Ancillary</u> Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3	The applied use is revised accordingly.

	Years"; and	
(e)	what does 'documentation services' mean in para. 3.3 of supplementary statement.	'Documentation services' refers to a range of essential tasks, including but not limited to vehicle title transfer, bill of sale, registration and licensing, etc., to ensure a smooth and legally compliant transaction of vehicles.
Comments received on 9.1.2026		
(a)	Para 3.1 of the Planning Statement reads that "A total of 4 structures are proposed at the Site for vehicle repair workshops, shop and services, washroom, and meter room with total GFA of 621 m ² (about) (Plan 4). The remaining open area will be reserved for vehicle parking, L/UL and circulation spaces.". Please confirm if this sentence is factually correct since open storage of vehicles will also be taken place at the designated area within the subject site;	Please note that the remaining open area will be reserved for open storage of vehicles, vehicle parking, L/UL and circulation spaces.
(b)	Depth of the existing fill materials; and	The depth of the existing filled materials is 0.1m (about).
(c)	Whether you will implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts during land filling.	The applicant will implement relevant mitigation measures listed in the ' <i>Recommended Pollution Control Clauses for Construction Contracts</i> ' during land filling.
2. Comments of the Director of Environmental Protection (DEP)		
(a)	It is noted that a washroom is provided within the site, please advise the sewage treatment facilities to be provided within the site.	Septic tank and soakaway system is proposed for sewage treatment at the Site. The applicant will strictly follow the <i>ProPECCPN 1/23</i> when designing the on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

(b)	Two (one-storey) of the four proposed structures provided within the site are for vehicle repair activities, please advise whether they are enclosed? i.e. whether the vehicle repair activities are carried out within enclosed structures?	Structures B1 and B2 are enclosed structures for vehicle repair workshops. All workshop activities will be carried out within enclosed structures.
(c)	Please indicate in the plan the location(s) of the proposed 2.5m tall solid metal wall and provide the thickness of the metal wall.	2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary of the Site to minimize nuisance to the surrounding areas (Plan 1).

3. Comments of the Commissioner for Transport (C for T)

(a)	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	Staff will be deployed by the applicant to direct vehicle entering/exiting the Site. 'STOP and GIVE WAY' and 'BEWARE OF PEDESTRIANS' signs would also be erected to ensure pedestrian safety to/from the Site.
(b)	The applicant shall advise the management/control measures to be implemented to ensure no queueing of vehicles outside the subject site;	No gate is proposed at the Site's ingress/egress to facilitate smooth entry of vehicles onto the Site. Staff will be deployed at the ingress/egress of the Site to direct vehicles entering and exiting the Site. Sufficient space is also reserved for smooth manoeuvring within the Site to ensure that no queuing of vehicle outside the Site at any time during the planning approval period.
(c)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site; and	If illegal parking is observed at the local access connecting to Ping Che Road, it would be reported to respective Government Departments.
(d)	The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.

Annex I
Revised Application Form

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Vehicle Repair Workshop, Shop and Services and Ancillary Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	..... 1,071	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 531	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 4		
Proposed domestic floor area 擬議住用樓面面積	..... N/A	..... sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 621	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 621	..... sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	.....
B1	VEHICLE REPAIR WORKSHOP	210 m ² (ABOUT)	210 m ² (ABOUT)	7 m (ABOUT)(1-STORY)	.....
B2	VEHICLE REPAIR WORKSHOP	210 m ² (ABOUT)	210 m ² (ABOUT)	7 m (ABOUT)(1-STORY)	.....
B3	SHOP AND SERVICES	90 m ² (ABOUT)	180 m ² (ABOUT)	7 m (ABOUT)(2-STORY)	.....
B4	WASHROOM AND METER ROOM	21 m ² (ABOUT) ¹	21 m ² (ABOUT)	3 m (ABOUT)(1-STORY)	.....
	TOTAL	531 m ² (ABOUT)	621 m ² (ABOUT)		.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	..... 3
Motorcycle Parking Spaces 電單車車位	..... N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A
Others (Please Specify) 其他 (請列明)	.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	..... N/A
Coach Spaces 旅遊巴車位	..... N/A
Light Goods Vehicle Spaces 輕型貨車車位	..... 1
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A
Others (Please Specify) 其他 (請列明)	.....

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1114 (Part) and 1115 (Part) in D.D. 82, Ping Che, New Territories
Site area 地盤面積	1,602 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<p><input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____</p> <p><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____</p>
Applied use/ development 申請用途/發展	Proposed Temporary Vehicle Repair Workshop, Shop and Services and Ancillary Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

*Proposed Temporary Vehicle Repair Workshop, Shop and Services and Ancillary Open Storage of Vehicles
with Ancillary Facilities and Associated Filling of Land for a Period 3 Years in "Agriculture" Zone,
Lots 1114 (Part) and 1115 (Part) in D.D. 82, Tak Ku Ling, New Territories*

REVISED PLAN

Plan 1 Layout Plan

DEVELOPMENT PARAMETERS		STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
APPLICATION SITE AREA	: 1,602 m ² (ABOUT)	B1	VEHICLE REPAIR WORKSHOP (ABOUT)	210 m ² (ABOUT)	7 m (ABOUT)	7 m (ABOUT) (1-STORY)
COVERED AREA	: 531 m ² (ABOUT)	B2	VEHICLE REPAIR WORKSHOP (ABOUT)	210 m ² (ABOUT)	7 m (ABOUT)	7 m (ABOUT) (1-STORY)
UNCOVERED AREA	: 1,071 m ² (ABOUT)	B3	SHOP AND SERVICES (ABOUT)	160 m ² (ABOUT)	7 m (ABOUT)	7 m (ABOUT) (2-STORY)
PLOT RATIO	: 0.39 (ABOUT)	B4	WASHROOM AND METER ROOM (ABOUT)	21 m ² (ABOUT)	3 m (ABOUT)	3 m (ABOUT) (1-STORY)
SITE COVERAGE	: 33% (ABOUT)					
NO. OF STRUCTURE	: 4 (NOT APPLICABLE)					
DOMESTIC GFA						
NON-DOMESTIC GFA						
TOTAL GFA	: 621 m ² (ABOUT)					
BUILDING HEIGHT	: 3 m - 7 m (ABOUT)					
NO. OF STOREY	: 1 - 2					

APPLICATION SITE

UTILITY POLE

INGRESS / EGRESS 6 m (ABOUT) (W)

2.5m HIGH SOLID METAL WALL WITH THICKNESS OF 5mm WILL BE ERECTED ALONG THE SITE

OPEN STORAGE OF VEHICLES AREA 113 m² (INDICATIVE ONLY)

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT PROPOSED TEMPORARY VEHICLE REPAIR WORKSHOP, SHOP AND SERVICES AND ANCILLARY OPEN STORAGE OF VEHICLES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

STELocation LOTS 1114 (PART) AND 1115 (PART) IN D.D. 92, TAK KWU LING, NEW TERRITORIES

SCALE 1:500 @ A4

DATE 13.11.2025

LEGEND

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

PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF LOADING/UNLOADING SPACE	: 5 m (L) x 2.5 m (W)

LOADING/UNLOADING (LUU) PROVISION

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

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.