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Adrian Tsz Hin TAM/PLAND

寄件者: Danny Ng <[REDACTED]>
寄件日期: 2026年06月23日星期二 16:30
收件者: tpbpd/PLAND
副本: Sheren Si Wai LEE/PLAND; Adrian Tsz Hin TAM/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Grace Wong
主旨: [Supersede] [FI] S.16 Planning Application No. A/NE-TKL/840 - Further Information
附件: FI1 for A_NE-TKL_840 (20260623).pdf

類別: Internet Email

Dear Sir,

We are writing to submit further information in response to departmental comments upon the subject application (*attached*). This submission intends to supersede our previous submission as at 22.06.2026 1716hrs (*enclosed*).

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. : DD82 Lot 1162 & VL
Your Ref. : TPB/A/NE-TKL/840

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

By Email

23 June 2026

Dear Sir,

1st Further Information

**Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 1161 S.B RP (Part) and 1162 (Part) in D.D. 82, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/840)

We are writing to make clarification and to submit further information in response to departmental comments upon the subject application (**Appendices I and II**).

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

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

1st Further Information

**Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
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(S.16 Planning Application No. A/NE-TKL/840)

- (i) The applicant would comply with all approval conditions of the current application once the application is approved; and
- (ii) The applicant would like to submit a response-to-comments table for the consideration of government departments:

Comments of the Commissioner of Transport (C for T)		
(1)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	Staff will be deployed by the applicant to direct vehicles entering/exiting the Site. This is to ensure pedestrian safety from passing through the Site entrance. 'Stop and give way' and 'Slow and Beware of pedestrians' signs would also be erected to ensure pedestrian safety to/from the Site.
(2)	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.
Comments of the Director of Environmental Protection (DEP)		
(1)	Since heavy vehicle is involved and domestic dwellings are identified within 100m from the application boundary, we are unable to support the subject application from the environmental planning perspective. In case the application is approved, please remind the applicant to (i) follow the requirements of the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites' ('COP') and (ii) provide suitable sewage treatment facilities as required under ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection	The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.

	Department' and are duly certified by an Authorized Person (AP) or employ licensed waste collector to regularly collect and properly dispose of the sewage collected in the proposed toilet. Since no further filling of land will be carried out under this application, we have no comments from environmental planning perspective.	The applicant will arrange professional licensed collectors to collect and dispose the sewage and waste from the proposed use on a regular basis for further treatment. Such that, adverse impact towards the surrounding environment would be lessen.
Comments of the Director of Fire Services (D of FS)		
(1)	Please be informed that I have no objection in principle to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services. Based on the submitted FSI proposal, I have the following comments: i. The area of each open storage of construction materials and machinery shall be clearly indicated on plan; and ii. The nos. of Portable Fire Extinguishers for the open storage area shall be provided in accordance with the following formula: (no. of Fire Extinguishers Required = [Storage area (m²)] x [0.003]). However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap.123), detailed fire service requirements will be formulated upon receipt of the formal submission of general building plans.	Noted. The revised FSIs proposal is enclosed at Appendix II for your reference please.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,177 m ²	(ABOUT)
COVERED AREA	: 216 m ²	(ABOUT)
UNCOVERED AREA	: 3,961 m ²	(ABOUT)
PLOT RATIO	: 0.05	(ABOUT)
SITE COVERAGE	: 5 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 216 m ²	(ABOUT)
TOTAL GFA	: 216 m ²	(ABOUT)
BUILDING HEIGHT	: 5 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 11 m (L) X 3.5 m (W)

FIRE SERVICE INSTALLATIONS

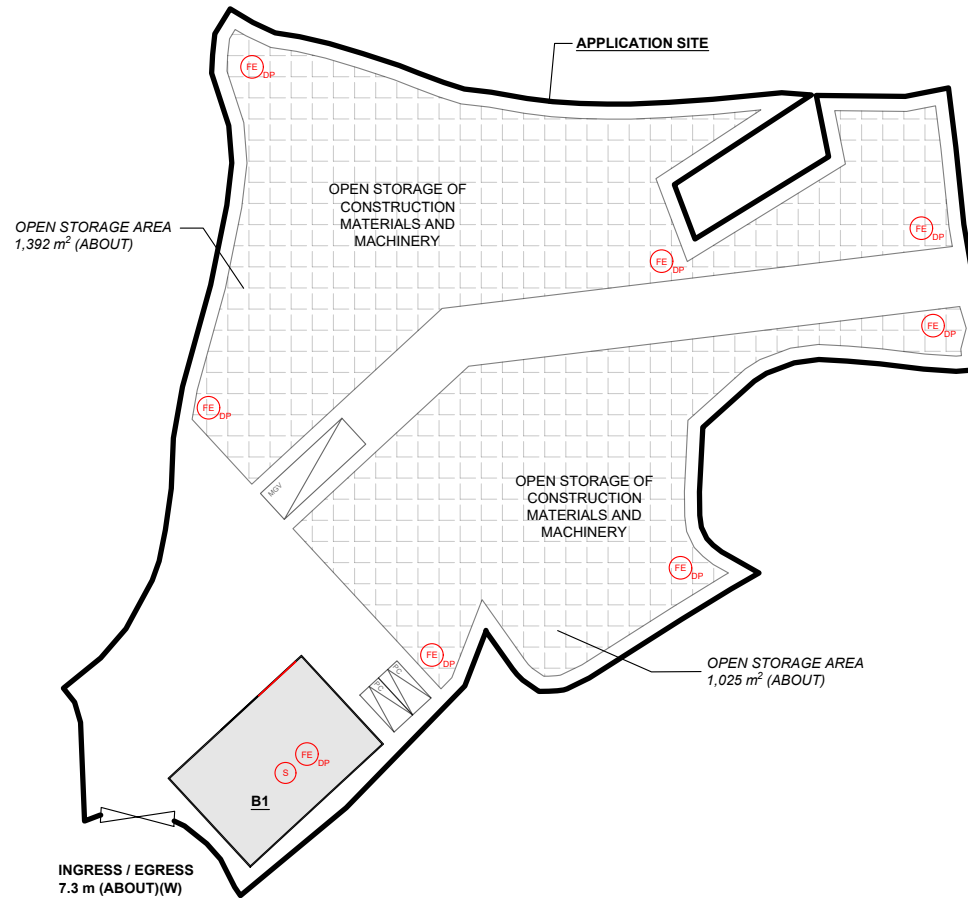
- (S) STAND-ALONE BATTERY TYPE FIRE DETECTOR
- (FE_{DP}) 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

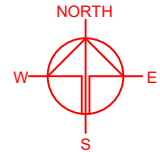
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY, SITE OFFICE AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		216 m ² (ABOUT)	216 m ² (ABOUT)	



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/U/L SPACE (MEDIUM GOODS VEHICLE)
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

DN

DATE

22.6.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

APPENDIX II

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