R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : DD82 Lot 1095
Your Ref. : TPB/A/NE-TKL/856

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

By E-mail

22 October 2026

Dear Sir,

1st Further Information

Proposed Temporary Private Vehicle Park (Heavy Goods Vehicles) and Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone and area shown as 'Road', Lot 1095 in D.D. 82, Ta Kwu Ling, New Territories

(S.16 Planning Application No. A/NE-TKL/856)

We write to submit further information for the consideration of Government departments for the subject application (**Appendices I** to **III**).

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. Brandon HUNG
(Attn.: Mr. Jacky CHAN
[redacted]

[redacted]

1st Further Information

Proposed Temporary Private Vehicle Park (Heavy Goods Vehicles) and Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone and area shown as 'Road', Lot 1095 in D.D. 82, Ta Kwu Ling, New Territories

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(i) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Martin CHUI, Tel.: 3565 3947)		
(1)	As noted on Plan 6, land filling of the whole site is proposed which may lead to tree felling. This contradicts the Application Form which states that no tree felling will be involved. Please review and clarify.	According to a tree survey conducted by the applicant, 5 nos. of trees were identified within the site boundary. No OVT or protected species has been identified. Due to land filling in the Site, all identified trees are proposed to be felled. A landscape proposal is provided by the applicant (**Appendix II**) where 5 new trees (i.e. Bauhinia Blakeana) (T1 to T5) are proposed to be planted at the southeastern portion of the Site as a landscape buffer. The proposed 5 new trees will be planted at least 1.2m soil depth for better tree health. The new proposed trees are for mitigating any potential visual and landscape impact (if any) towards nearby sensitive receivers. The new trees planted within the Site will be maintained by the applicant in good condition during the planning approval period.
Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Yvette LI, Tel.: 2835 2390)		
(1)	The applicant shall demonstrate the manoeuvering of the heavy goods vehicles manoeuvering within the shaded parking and loading/unloading spaces in Appendix I and entering/leaving Ping Che	Noted. Please find swept path analyses at **Appendix III**. The swept path analyses have demonstrated that sufficient spaces are provided for heavy

	Road to/from the application site without encroaching opposite lane;	goods vehicles to manoeuver within different parking and loading/unloading spaces within the Site and entering/leaving the Site.
(2)	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 vehicles entering/exiting the Site. This is to ensure pedestrian safety from passing through the Site entrance. 'Beware of Pedestrian' and 'Stop' signs will be shown at the ingress/egress to ensure pedestrian safety. Doors will be closed at all times except vehicle entering/leaving the Site to prevent any other disturbances.
(3)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the applicant site;	As the Site is for *private vehicle park (heavy goods vehicles)* and *open storage* uses, ad-hoc visitors are not anticipated at the Site. However, apart from the applicant's own vehicle fleet, all visiting vehicles are required to book in advance. Vehicles will be asked to leave if there are vehicles queuing and/or parked illegally outside the Site.
(4)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site;	
Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. LI Chi-fung, Tel.: 2733 5844)		
(1)	Please confirm if "site office and guardhouse" demarcated on site is designated as watchman's office and accommodation.	The applicant confirms structure B1 is designated as watchman's office and accommodation.

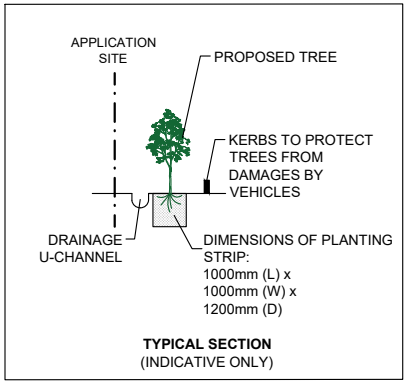
LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 1,366 m^2	(ABOUT)
COVERED AREA	: 18 m^2	(ABOUT)
UNCOVERED AREA	: 1,348 m^2	(ABOUT)

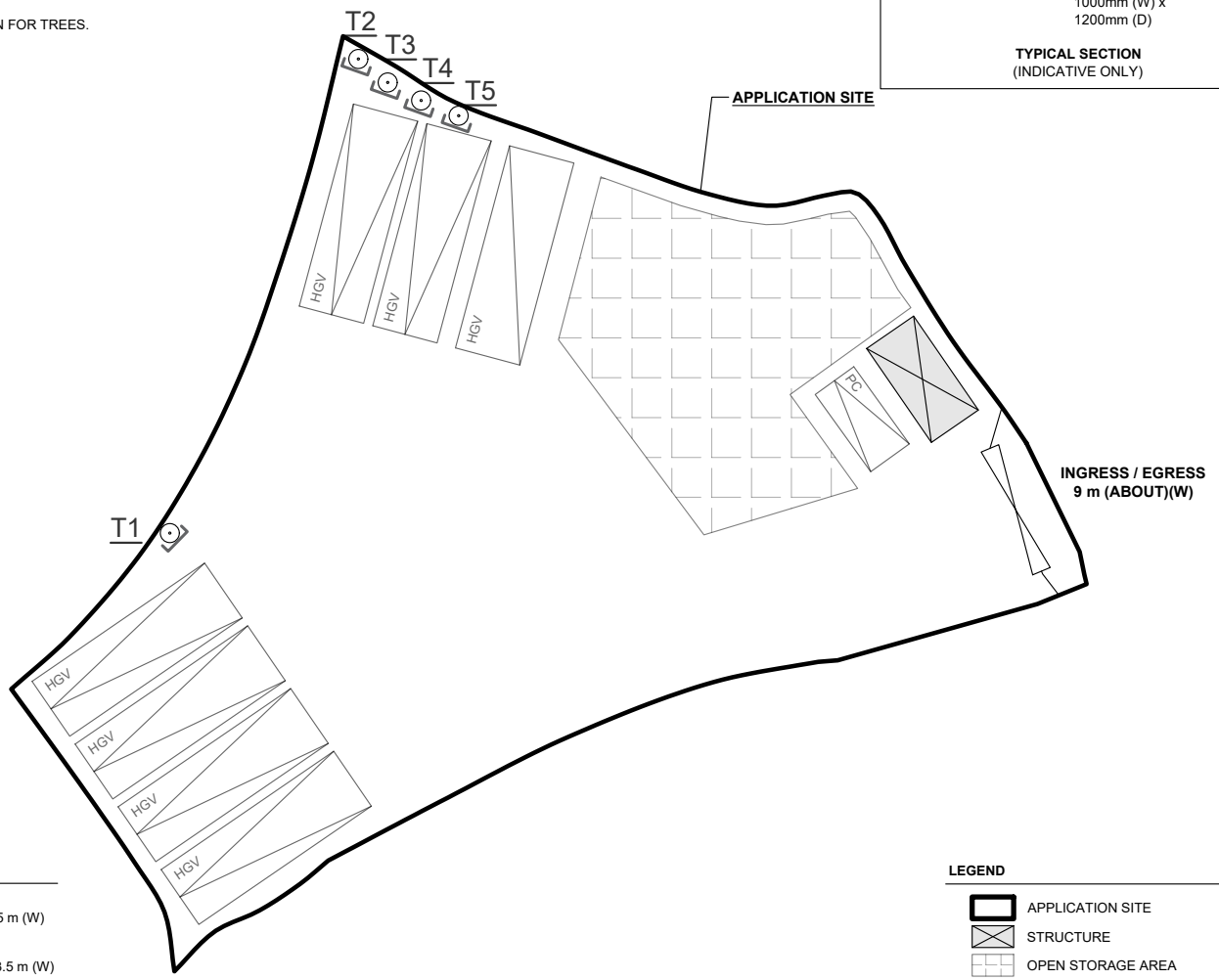
NO. OF NEW TREES TO BE PLANTED	: 5 (T1 TO T15)
SPECIES OF NEW TREES	: *BAUHINIA BLAKEANA*
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT LESS THAN 2.5 m
DIMENSION OF PLANTING STRIP	: 1 m (W) 1 m X (L) X 1.2 m (D)

NOTES:

1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



TYPICAL SECTION
(INDICATIVE ONLY)



PARKING PROVISIONS

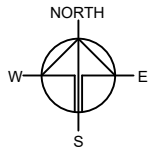
NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF HEAVY GOODS VEHICLE PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 11 m (L) X 3.5 m (W)

LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR HEAVY GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE (HEAVY GOODS VEHICLE)
- L/UL SPACE (HEAVY GOODS VEHICLE)
- INGRESS / EGRESS

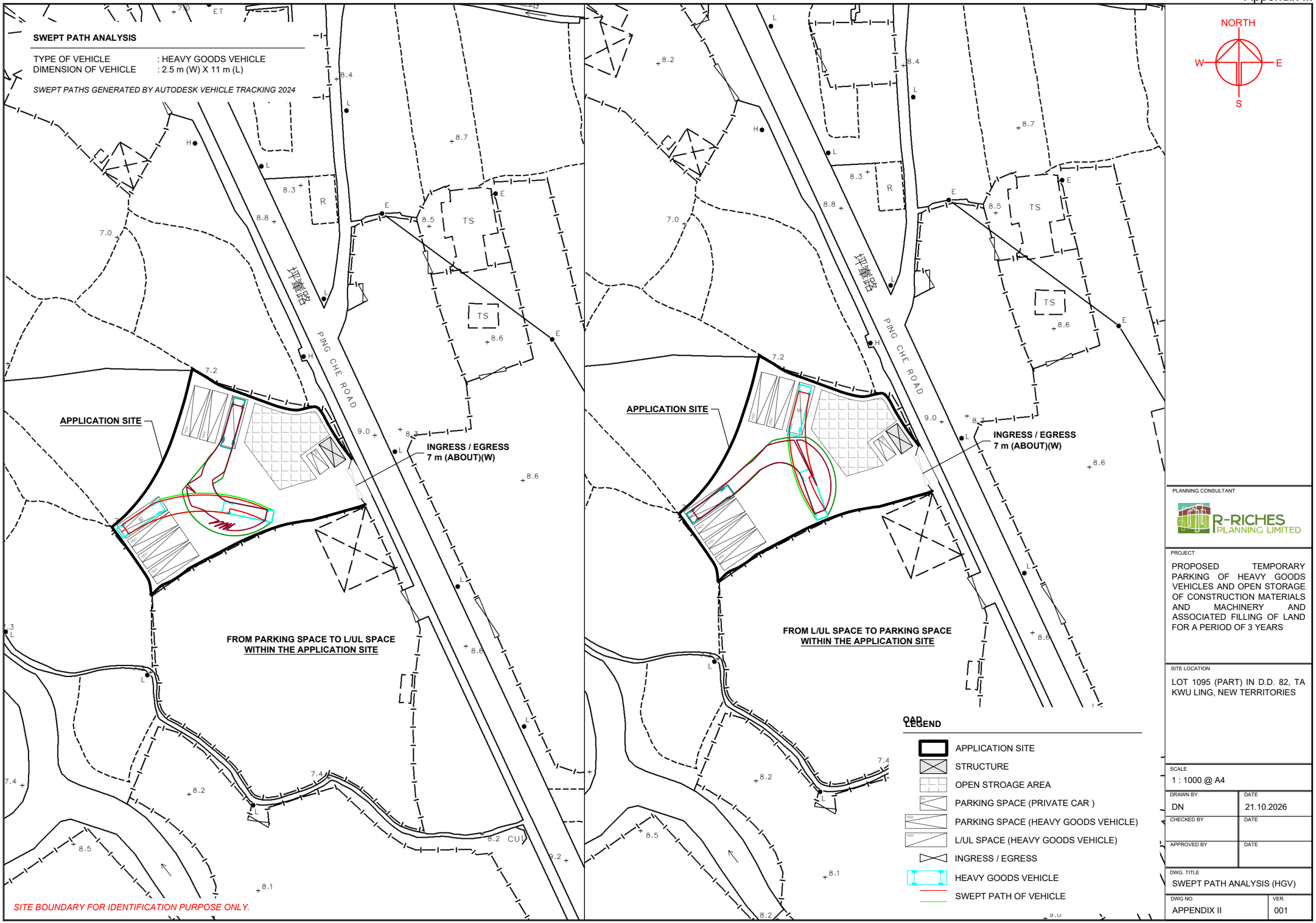


PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOTS 1937 (PART) AND 1938 IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE	1 : 500 @ A4
DRAWN BY	DN
DATE	22.10.2026
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LANDSCAPE PROPOSAL
DWG NO.	APPENDIX II
VER.	001



PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY PARKING OF HEAVY GOODS VEHICLES AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1095 (PART) IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

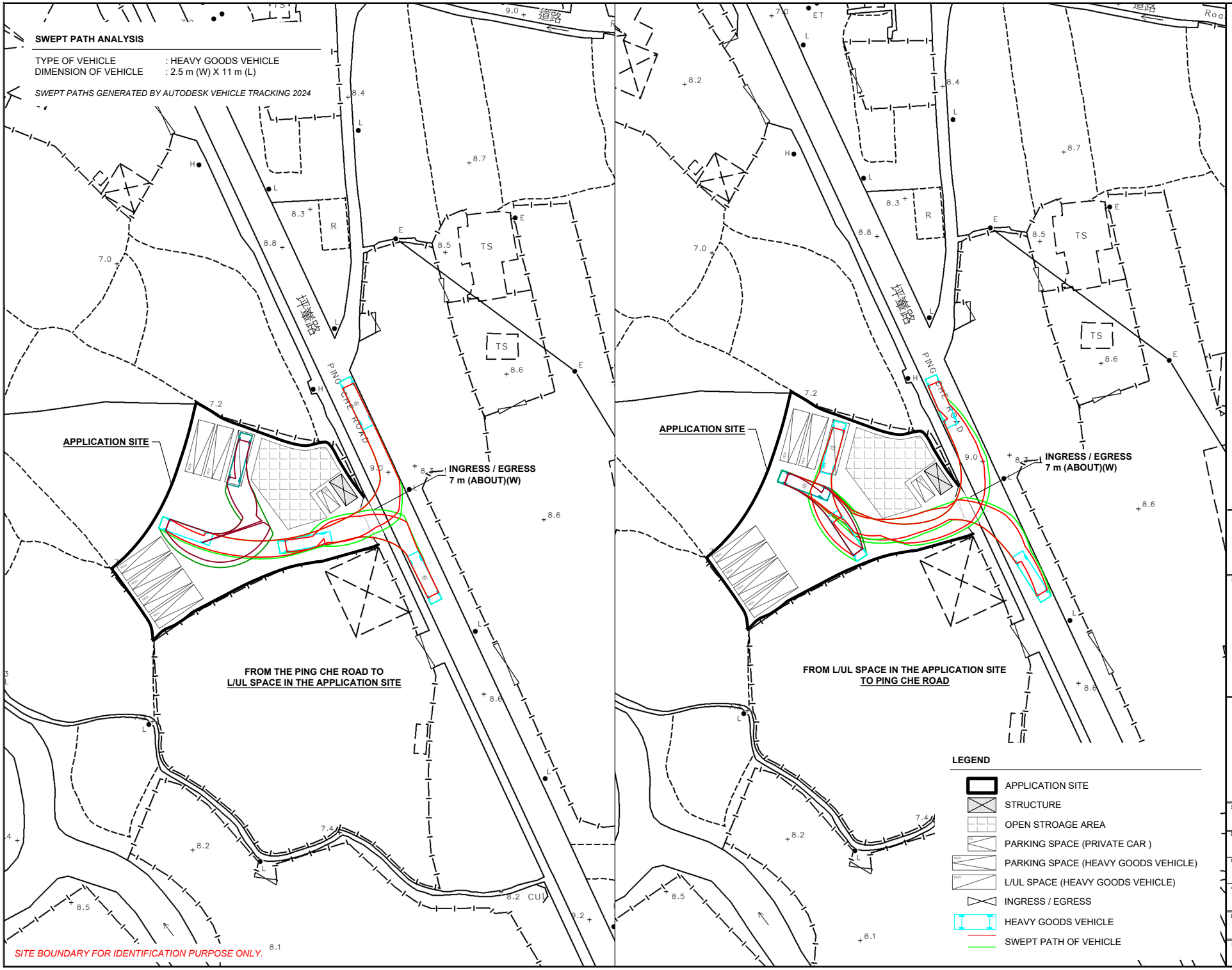
1 : 1000 @ A4

DRAWN BY	DATE
DN	21.10.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

SWEPT PATH ANALYSIS (HGV)

DWG NO.	VER.
APPENDIX II	001



PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY PARKING OF HEAVY GOODS VEHICLES AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1095 (PART) IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE	1 : 1000 @ A4
DRAWN BY	DN
DATE	21.10.2026
CHECKED BY	
DATE	
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DWG. TITLE	SWEPT PATH ANALYSIS (HGV)
DWG NO.	APPENDIX II
VER.	001