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

2 November 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 of the subject application (**Appendices I** to **IV**).

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

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

(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. The applicant will only allow all vehicles other than private cars to turn right when leaving the Site. No left turns are allowed for vehicles other than private cars. This is to minimise potential impacts made to the surroundings. Also, staff will also be deployed by the applicant to direct vehicles entering/exiting the Site to ensure vehicles could safely leaving/rejoining traffic to and from Ping Che Road.
(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 vehicles 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	The applicant confirms structure B1 is designated as watchman's office and accommodation.

	accommodation.	
Comments of the District Planning Officer/Sha Tin, Tai Po and North, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Mr. Brandon HUNG, Tel.: 2158 6232)		
(1)	It is noted that from of supplementary information received on 11.9.2026 that 'Public Vehicle Park' is used instead of 'Private Vehicle Park' under the application. Please rectify accordingly.	The applicant confirmed that use of the proposed development is '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'. Revised supplementary statement is enclosed at **Appendix IV**.
(2)	One parking space for private car is proposed on the application site. Please clarify if such parking space is designated for staff member only;	As the Site is for '*private vehicle park*' and '*open storage*' uses with no shopfront, no visitor is anticipated at the Site. Thus, the parking space is designated for staff member only.
Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact Person: Ms. May TSOI, Tel.: 2675 1757)		
(1)	It is noted that the existing tree/hoarding on site has encroached onto the adjoining government land at the eastern and northern sides of the application site. Please rectify it as soon as possible.	Noted. All existing trees will be felled, new trees will be planted within the Site boundary. The applicant will also rectify the hoarding after the planning application is approved by the Town Planning Board.

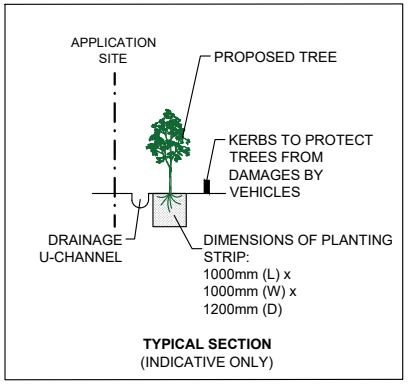
LANDSCAPE PROPOSAL

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

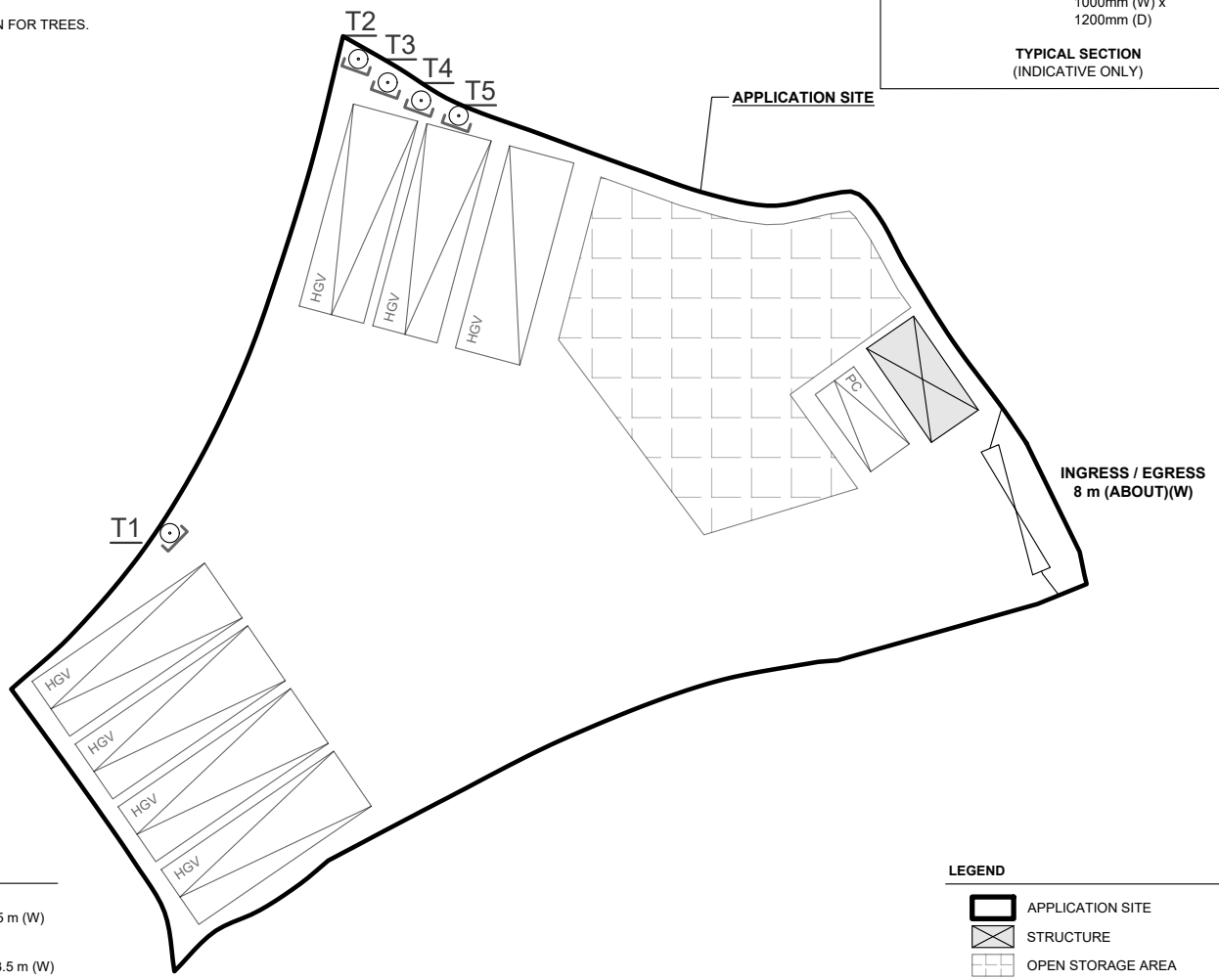
NO. OF NEW TREES TO BE PLANTED	: 5 (T1 TO T15)
SPECIES OF NEW TREES	: *BAUHINIA BLAKEANA*
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT LESS THAN 2.5 m
DIMENSION OF PLANTING STRIP	: 1 m (W) 1 m X (L) X 1.2 m (D)

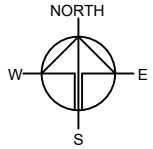
NOTES:

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

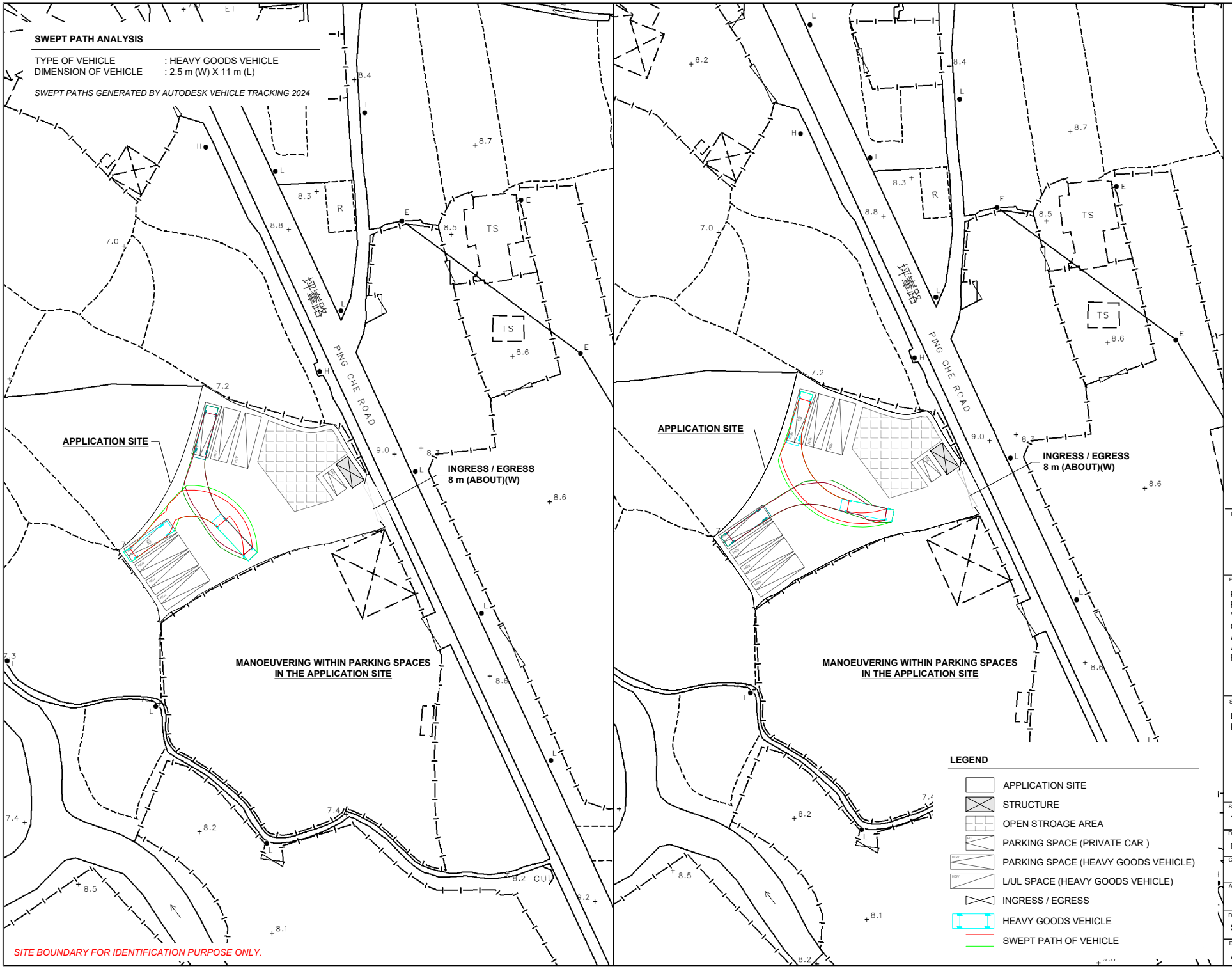
SITE LOCATION
LOTS 1937 (PART) AND 1938 IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY	DATE
DN	22.10.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LANDSCAPE PROPOSAL

DWG NO.	VER.
APPENDIX II	001



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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

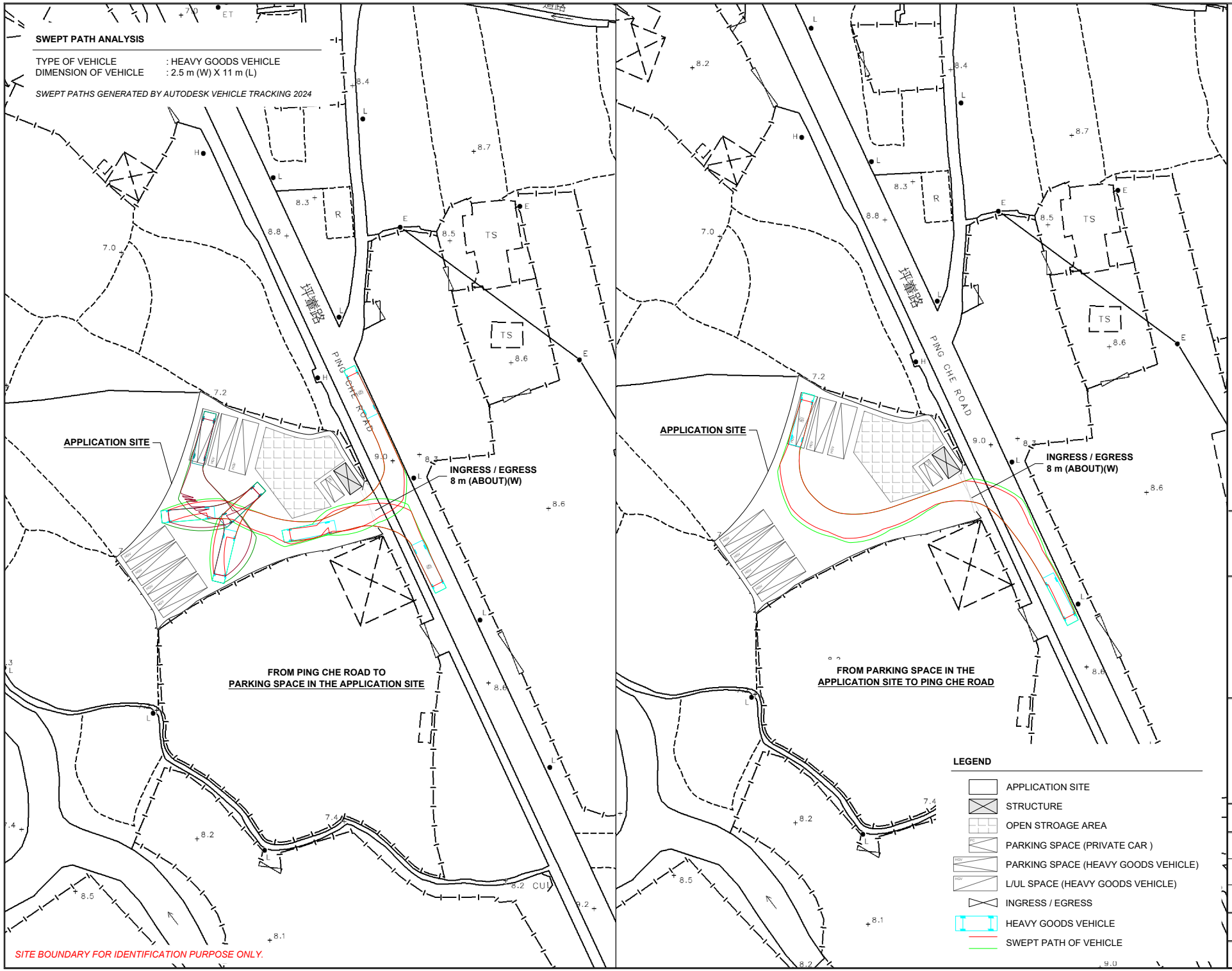
LOT 1095 (PART) IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE	1 : 1000 @ A4
DRAWN BY	DN
DATE	2.11.2026
CHECKED BY	
DATE	
APPROVED BY	
DATE	

DWG. TITLE

SWEPT PATH ANALYSIS (HGV)

DWG NO.	APPENDIX III
VER.	001



NORTH
W E
S

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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	2.11.2026
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	SWEPT PATH ANALYSIS (HGV)
DWG NO.	APPENDIX III
VER.	001

Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1095 (Part) in D.D. 82, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Private Vehicle Park (PVP) (Heavy Goods Vehicles) (HGV) and Open Storage (OS) of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plans 1** to **3**).

1.2 In view of the pressing demand for commercial vehicle parking and storage spaces in New Territories arisen from increasing development and construction projects in recent years, the applicant, a local construction engineering company, would like to use the Site for parking of fleets and storage of construction materials (i.e. scaffold, bricks, tiles etc.) and machinery (i.e. excavator, generator, elevated platform etc.) to support the daily operation of the company.

2) Planning Context

2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") (about 1,328 m^2; 97% of the Site) and an area shown as 'Road' (about 38 m^2; 3% of the Site) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No.: S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, '*PVP*' and *'OS'* are neither column one nor a column two uses within the "AGR" zone. Thus, planning permission is required from the Board.

2.2 The proposed development is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, OS yards and vacant/used land. Although the majority of the Site falls within "AGR" zone, the Site is currently fenced off and vacant with no active agricultural activities. The "AGR" portion of the Site also falls within Category 2 area under the Town Planning Board Guidelines No. 13G, which is considered suitable for OS and port back-up uses (**Plan 4**). Therefore, approval of the current application on a temporary basis of 3 years would better utilise precious land resources and would not frustrate the long-term planning intention of the "AGR" zone.

2.3 Furthermore, several similar S.16 planning applications for 'OS' use were also approved by the Board within the same "AGR" zone and in the immediate surroundings, which the latest application (No. A/NE-TKL/842) was approved by the Board on a temporary basis for 3 years on 24.7.2026. As the current application is in similar nature, approval of the current application would not set an undesirable precedent within the same "AGR" zone.

3) Development Proposal

3.1 The Site occupies an area of 1,366 m^2 (about) (**Plan 1**). One temporary structure is proposed at the Site for site office and guardhouse with total gross floor area (GFA) of 18 m^2 (about)(**Plan 5**). Majority of the Site is designated for parking of HGVs, while remaining area is designated for OS of construction material and machinery, loading/unloading (L/UL) and circulation space. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. As the Site is for '*PVP*' and '*OS*' uses with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	1,366 m^2 (about)
Covered Area	18 m^2 (about)
Uncovered Area	1,348 m^2 (about)
Plot Ratio	0.01 (about)
Site Coverage	1 % (about)
Number of Structure	1
Total GFA - *Domestic GFA* - *Non-Domestic GFA*	18 m^2 (about) *Not applicable* *18 m^2 (about)*
Building Height	3 m (about)
No. of Storey	1
Area designated for OS	210 m^2 (about)
Stacking Height	Not more than 3 m

3.2 The Site is currently of soiled ground with existing level of +7.8 mPD (**Plan 6**). The entire Site is proposed by to be filled with concrete of not more than 1.2 m in depth, in order to facilitate a flat surface for parking and L/UL spaces, OS and circulation areas. Upon completion of the proposed land filling, the site level will be raised to +9.0 mPD (about), aiming to level with the adjoining Ping Che Road (**Plan 6**). The proposed land filling is considered necessary and has been kept to a minimum for the operation of the proposed development. The applicant will strictly follow the proposed scheme and will reinstate the Site to an amenity area upon the expiry of the planning approval period.

3.3 The Site is accessible from Ping Che Road (**Plan 1**). A total of eight parking and L/UL spaces will be provided at the Site, details of parking and L/UL provision are shown at **Table 2** below:

Table 2 - Parking and L/UL Provision

Type of Space	**No. of Space**
Private Car (PC) Parking Spaces - 2.5 m (W) x 5 m (L)	1
HGV Parking Space - *3.5 m (W) x 11 m (L)*	6
HGV L/UL Space - *3.5 m (W) x 11 m (L)*	1

3.4 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto Ping Che Road (**Plan 7**). Details of the trip generation and attraction are shown at **Table 3** below.

Table 3 - Estimated Trip Generation and Attraction

Time Period	**Trip Generation and Attraction**				
	PC		HGV		2-Way Total
	In	Out	Out	Out	
Trips at AM peak per hour (09:00 - 10:00)	1	0	0	2	3
Trips at PM peak per hour (18:00 - 19:00)	0	1	1	0	2
Traffic trip per hour (average)	0	0	0.5	0.5	1

3.5 In view of the infrequent trips arising from the proposed development, i.e. ≤3 trips/hour, the applicant proposes to deploy staff to station at the ingress/egress to direct incoming/outgoing vehicles to ensure pedestrian and road safety, as well as to ensure that no vehicle will queue back onto Ping Che Road. As the trip generated/attracted by the proposed development is expected to be minimal, the adverse traffic impact arising from the proposed development is not anticipated.

3.6 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly

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. No storage of dangerous goods will be allowed at the Site at any time during the planning approval period.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures, i.e. submission of the drainage and fire service installations proposals, to mitigate any adverse impacts will be provide after planning application has been approved by the Board.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'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**'.

R-riches Planning Limited

August 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Plan showing the Site under TPB PG No. 13G
Plan 5	Layout Plan
Plan 6	Plan showing the Extent and Area of Land Filling
Plan 7	Swept Path Analysis (Heavy Goods Vehicle)