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Adrian Tsz Hin TAM/PLAND

寄件者: Danny Ng <[REDACTED]>
寄件日期: 2026年07月06日星期一 10:37
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: FI2 for A_NE-TKL_840 (20260706).pdf

類別: Internet Email

Dear Sir,

We are writing to make clarifications and to submit further information in response to departmental comments upon the subject application (*attached*). This submission intends to **supersede** our previous submission as at 02.07.2026 1504 hrs (*enclosed below*).

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

6 July 2026

Dear Sir,

2nd 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 clarifications 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)



2nd 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)**

(i) The applicant would like to make the following clarifications:

- No workshop activities would be carried out at the application site (the Site);
- The entire Site has already been covered with an existing hard-paving. This application serves to regularise the existing hard-paving of concrete of not more than 0.2 m, where the existing level ranges from +11.7 mPD (about) (**Plan 6** of the original submission). The filling of land is to facilitate a flat surface for parking and loading/unloading (L/UL) space, open storage and circulation space uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the development. No further filling of land will be carried out by the applicant during the planning approval period;
- The operation hours of the Site would be from Mondays to Saturdays from 09:00 to 19:00. There would be no operation on Sundays and public holidays;
- In view of the pressing demand for outdoor storage space in New Territories in recent years, the applicant would like to continue to use the Site for storage of construction material (i.e. scaffold, bricks, tiles, column, screws etc.) and machinery (i.e. tamping rammer, generator, elevated platform etc.) to support the local warehousing and storage industry. In order to comply with current statutory requirements, the applicant has thus submitted the current planning application. The applicant will develop the Site according to the development proposal after the planning application is approved by the Town Planning Board;
- Although the Site falls within “AGR” zone, the Site is currently occupied with the applied use with no active agricultural activities, nor any pond or land located within. The entire Site has been filled with concrete of not more than 0.2 m with a proposed level of +11.7 mPD (about). The filling of land is to facilitate a flat surface for parking and loading/unloading space, open storage and circulation space uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the development. No further filling of land will be carried out by the applicant during the planning approval period.
- The applicant commits to adhere proposed layout scheme as submitted in the current application; and

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

Comments of the Director of Fire Services (D of FS)		
(1)	For area designated for open storage, suitable type of portable fire extinguisher(s) shall be provided in accordance with the formula = storage area(m ²) x 0.003 [e.g. 1392m ² x 0.003 = 4.176 ≈ 5 (round up)]; and	Noted. The revised FSIs proposal is enclosed at Appendix II .
(2)	The provision of portable fire extinguisher(s) shall be placed at prominent locations that are easily accessible by users within the application site.	

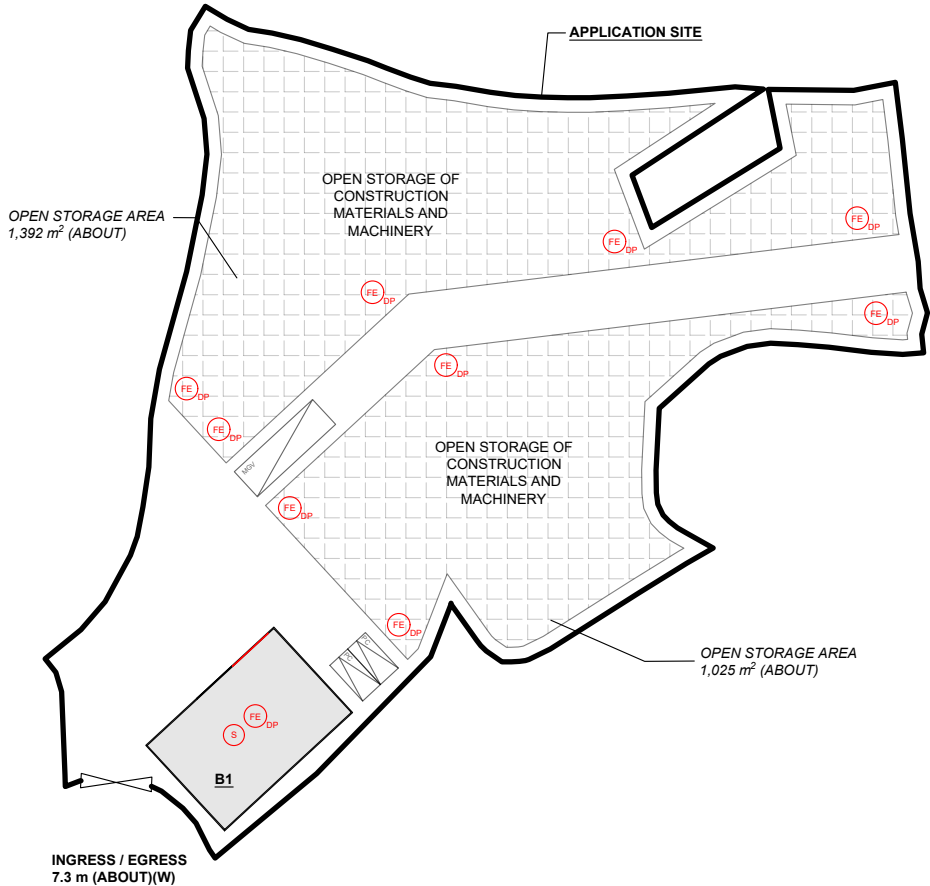
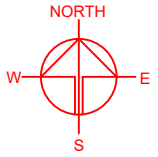
DEVELOPMENT PARAMETERS

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)

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)	



FIRE SERVICE INSTALLATIONS

- STAND-ALONE BATTERY TYPE FIRE DETECTOR
- 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 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]".
- 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.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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

6.7.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

APPENDIX II

VER.

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