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Cheryl Tsz Man TSANG/PLAND

寄件者: Danny Ng <[redacted]>
寄件日期: 2026年10月14日星期三 18:51
收件者: tpbpd/PLAND
副本: Cheryl Tsz Man TSANG/PLAND; Adrian Tsz Hin TAM/PLAND; Bon Tang; Matthew Ng; Christian Chim; Michael So; Grace Wong
主旨: [FI] S.16 Application No. A/NE-TKL/854 - Further Information
附件: FI1 for A_NE-TKL_854 (20261014).pdf

類別: Internet Email

Dear Sir,

We write to submit further information for the consideration of Government departments (*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
T: (852) [redacted] | **F**: (852) [redacted] | **M**: (852) [redacted] | **E**: [redacted]
A: [redacted]

R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : DD82 Lot 1355 & GL
Your Ref. : TPB/A/NE-TKL/854

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

By Email

14 October 2026

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1355 (Part) and 1357 (Part) in D.D. 82 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

(S.16 Planning Application No. A/NE-TKL/854)

We are writing to submit further information responding 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. Cheryl TSANG email: [redacted])
(Attn.: Mr. Adrian TAM email: [redacted])

[redacted] (852) [redacted] (852) [redacted] (852) [redacted]

1st Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1355 (Part) and 1357 (Part) in D.D. 82 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

(Application No. A/NE-TKL/854)

(i) The applicant would like to clarify that the application site (the Site) has been fully paved with concrete of not more than 0.2 m, where the existing level is +9.4 mPD (about). This is to create a flat surface for site formation of structure and circulation space. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the proposed development. Revised land filling plan is enclosed at **Appendix II**; and

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

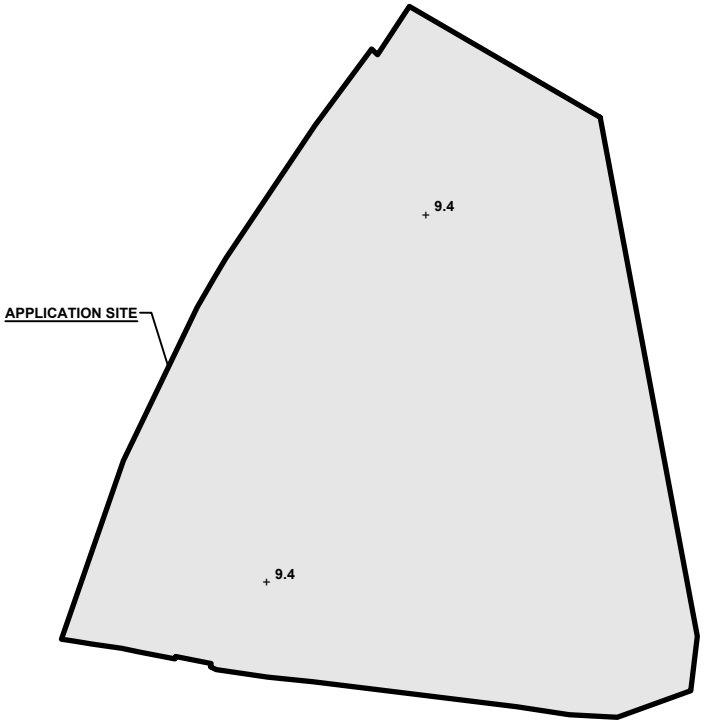
Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD)		
(1)	LandsD has adverse comments on the application.	Noted. The applicant will submit modification of the current approved Short Term Waiver (STW)at the Site and will submit a Short Term Tenancy to permit the occupation of the GL portion of the application site (the Site) once the current application is approved by the Town Planning Board.
(2)	The application site comprises old schedule agricultural lots of Lots 1355 (Part) and 1357 (Part) both in D.D. 82 and adjoining Government Land ("GL"). The private lots are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. According to the plan attached to the planning application, the proposed vehicle access (ingress/egress) requires to pass through both GL and private land. There is no right of access via the GL granted to the application site. Besides, the access via private land, the applicant has to make his/her own arrangement.	
(3)	No consent has been given for inclusion of the GL (about 279m² as mentioned in	

	the Application Form) in the application site	
(4)	Lot 1355 in D.D. 82 within the application site is covered by a Short Term Waiver ("STW") dated 3.2.2026 for warehouse (excluding dangerous goods godown) and ancillary facilities. The term of the STW is 6 months certain commencing on 2.8.2026 and thereafter quarterly. The total built-over area and height of the building(s) or structure(s) erected or to be erected on the said private lot shall not exceed 203m² and one storey respectively.	
(5)	The following irregularity covered by the planning application has been detected by LandsD: <u>Unlawful occupation of GL covered by the planning application</u> The GL within the application site (about 279m² as mentioned in the Application Form) has been fenced off and illegally occupied without permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and	
(6)	If the planning application is approved, the STW holder may need to apply to LandsD for modification of the STW conditions where appropriate and the lot owner(s) shall apply to LandsD for a Short Term Tenancy ("STT") to permit the occupation of GL. The applications for modification of the STW conditions and STT will be considered by the Government in its capacity as a	

	landlord and there is no guarantee that they will be approved. The modification of the STW or STT, if approved, will be subject to such terms and conditions including the payments of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only the erection of temporary structures will be considered.	
Comments of the Commissioner for Transport (C for T)		
(1)	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 during L/UL activities to prevent any other disturbances.
(2)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site; and	As the Site is for warehouse (excluding D.G.G.) use, ad-hoc visitors are not anticipated at the Site. However, 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.
(3)	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.

EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA	: 569 m^2	(ABOUT)
PROPOSED FILLED AREA	: 569 m^2	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +9.4 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURE, AND CIRCULATION SPACE	

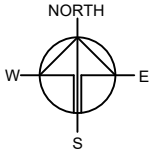


SITE LEVELS ARE FOR REFERENCE ONLY.

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

LEGEND

	APPLICATION SITE
	APPLIED FILLED AREA
+9.4	APPLIED SITE LEVEL



PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82 AND ADJOINING GOVERNMENT LAND, PING CHE, TA KWU LING, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
DN	28.9.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

DWG NO.	VER.
PLAN 5	001