R-RICHES PLANNING LIMITED

阜規劃有限公司

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

11 September 2026

Dear Sir,

Supplementary 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 supplementary information for the captioned application; details are as follows:

- the applicant intends to revise the applied use to '*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*'; and

- revised pages of the application form and supplementary statement are submitted in support of the application *(**enclosed**)*.

Should you require more information, please contact the undersigned at [redacted] or Mr. Danny NG at [redacted]. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Christian CHIM
Town Planner

cc DPO/STN, PlanD (Attn.: Mr. Adrian TAM [redacted]

[redacted]

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

Shui Wing Properties Limited 瑞榮物業有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot 1095 (Part) in D.D. 82, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 1,366 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 18 sq.m 平方米☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	N/A sq.m 平方米 ☐About 約

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))
(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	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 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 ..... 3 ..... ☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1,348 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	18 sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	N/A sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	18 sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	18 sq.m ☑About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE AND GUARDHOUSE	18 m^2 (ABOUT)	18 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
	TOTAL	18 m^2 (ABOUT)	18 m^2 (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	1
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	6
Others (Please Specify) 其他 (請列明)	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	1
Others (Please Specify) 其他 (請列明)	

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 1095 (Part) in D.D. 82, Ta Kwu Ling, New Territories
Site area 地盤面積	1,366 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
Zoning 地帶	"Agriculture" zone and area shown as 'Road'
Type of Application 申請類別	☑ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	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

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	18 ☑ About 約 ☐ Not more than 不多於	0.01 ☑About 約 ☐Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	N/A	
		Non-domestic 非住用	1	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 ☐ (Not more than 不多於)	
			N/A Storeys(s) 層 ☐ (Not more than 不多於)	
		Non-domestic 非住用	3 (about) m 米 ☐ (Not more than 不多於)	
			1 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv)	Site coverage 上蓋面積		1 % ☑ About 約	
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	7	
		Private Car Parking Spaces 私家車車位	1	
		Motorcycle Parking Spaces 電單車車位	N/A	
		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	6	
		Others (Please Specify) 其他 (請列明) _____ _____		
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1	
		Taxi Spaces 的士車位	N/A	
		Coach Spaces 旅遊巴車位	N/A	
		Light Goods Vehicle Spaces 輕型貨車車位	N/A	
		Medium Goods Vehicle Spaces 中型貨車位	N/A	
		Heavy Goods Vehicle Spaces 重型貨車車位	1	
		Others (Please Specify) 其他 (請列明) _____ _____		

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 Public 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 Public 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)