

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Timothy Wai Pui WU/PLAND

寄件者: lo mingkong <[REDACTED]>
寄件日期: 2025年10月23日星期四 13:09
收件者: Timothy Wai Pui WU/PLAND
副本: [REDACTED]
主旨: (A/NE-TKLN/108) Further Information
附件: TPB_L03 Fl.pdf; Figure 7 - Land Filling Plan.pdf

類別: Internet Email

Dear Timothy,

We would like to clarify the following for the captioned application:

1. The proposed filling of land within the Application Site will be for site formation purpose only. A Land Filling Plan (see Figure 7) is attached for your reference.
2. The weight of the 6 crane lorries to be accommodated at the Application Site is in the range from 5.5 tonnes to 16 tonnes.
3. No vehicle without a valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on and enter/exist the Application Site.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Best Regards,

Lo Ming Kong
Top Bright Consultants Ltd.

[REDACTED]
[REDACTED]



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: A/NE-TKLN/108

Our Ref.: 25/864/L03

October 23, 2025

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

By Email

Dear Sir/Madam,

**Temporary Private Vehicle Park for Crane Lorries and Associated Filling of Land for
a Period of 3 Years in “Agriculture” Zone, Lots 768 and 769 in DD78,
Ta Kwu Ling, New Territories
(Application No.: A/NE-TKLN/108)**

We would like to clarify the following for the captioned application:

- 1) The proposed filling of land within the Application Site will be for site formation purpose only. A Land Filling Plan (see Figure 7) is attached for your reference.
- 2) The weight of the 6 crane lorries to be accommodated at the Application Site is in the range from 5.5 tonnes to 16 tonnes.
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Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.

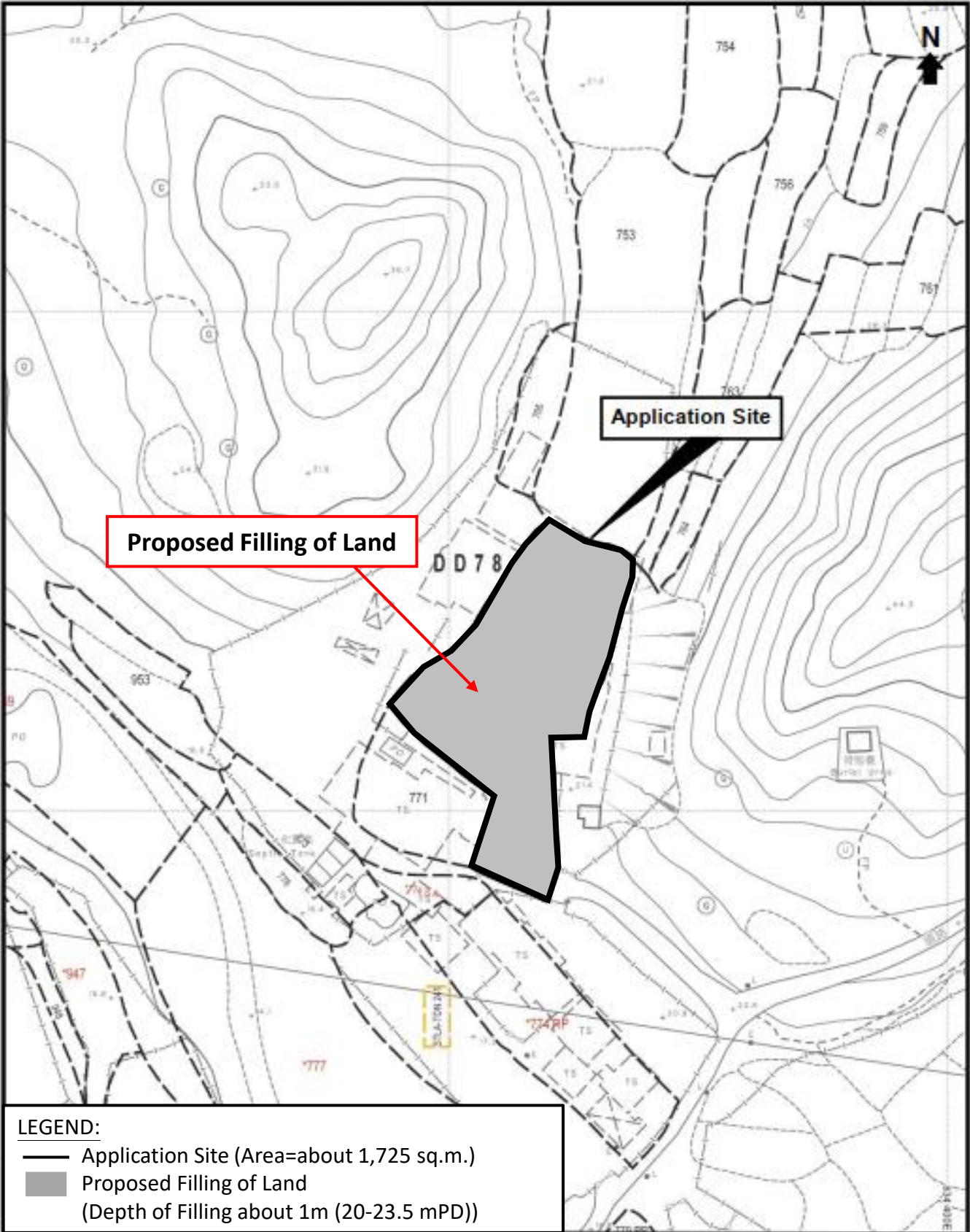


Lo Ming-Kong

Encl.

c.c. Welltune Transportation Limited (the Applicant)

[REDACTED]



Top Bright Consultants Ltd.

Extracted from Lot Index Plan No.
3-NW-13B

Land Filling Plan Not To Scale

FIGURE 7

For Identification Purpose

Date: 20.10.2025

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Timothy Wai Pui WU/PLAND

寄件者: lo mingkong <[REDACTED]>
寄件日期: 2025年10月23日星期四 17:24
收件者: Timothy Wai Pui WU/PLAND
副本: [REDACTED]
主旨: (A/NE-TKLN/108) Responses to Departmental Comments
附件: TPB_L04 RtoC.pdf; 20251023_Consolidated_RTC[F].pdf; Annex 1.pdf

類別: Internet Email

Dear Timothy,

In response to the comments suggested by the Lands Department dated 21.10.2025 and the Agriculture, Fisheries and Conservation Department (AFCD) dated 23.10.2025, we would like to submit herewith our responses for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Best Regards,

Lo Ming Kong
Top Bright Consultants Ltd.
[REDACTED]
[REDACTED]



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: A/NE-TKLN/108

Our Ref.: 25/864/L04

October 23, 2025

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Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point
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By Email

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Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Lo Ming Kong

Encl.

c.c. Welltune Transportation Limited (the Applicant)



Responses to Departmental Comments

Departmental Comments		Responses
A.	Lands Department [Email dated 21.10.2025]	
1.	The application site comprises Old Schedule Agricultural Lots 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. The proposed ingress/egress of the application site is required to pass through GL but no right of access via Government land (GL) is granted to the application site.	Noted.
2.	I must point out that the following irregularity covered by the subject planning application has been detected by this office: Structures within application lots covered by the planning application There are structures on the private lots. The lot owner should immediately rectify any lease breaches or advise any toleration was given by competent authority to these structures. This office reserves the rights to take necessary lease enforcement action against any breach without further notice.	The pre-existing chicken farm structures at the Application Site were built before 1982, as evidenced by Aerial Photo No. 46725RM dated 29.12.1982, from the Survey and Mapping Office of the Hong Kong Government (see Annex 1). Should this application be approved, the Applicant will demolish the abandoned structures and apply to the Lands Department for a Short Term Waiver (STW) to obtain permission to erect temporary structures for the applied use.

Departmental Comments	Responses
3. The following irregularity not covered by the subject planning application has been detected by this office: Occupation of Government land not covered by the planning application The GL adjoining the said private lots has been occupied with structures extended from the private lots concerned. The GL being occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. The lot owner should advise any toleration was given by competent authority to these structures. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice. The lot owner shall either (i) remove the structures and cease the occupation of the GL immediately, or (ii) provide any evidence for any toleration was given by competent authority to these structures; and subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification/clarification as aforesaid required, apply to this office for Short Term Waiver (STW) to permit the structures to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as	Noted. The mentioned structures, which occupy the adjoining GL, are an extension of the vacant chicken farm structures at the Application Site. Should this application be approved, the Applicant will remove all the vacant structures and cease the occupation of the GL Noted.

Departmental Comments		Responses
	considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including any breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered. Unless and until the structures and the occupation of GL are duly rectified/clarified by the lot owner/applicant, please take it as this office's adverse comment to the application which must be brought to the attention of the Town Planning Board when they consider the application.	
B.	Agriculture, Fisheries and Conservation Department (AFCD)	[Email dated 23.10.2025]
1.	The subject site falls within the "AGR" zone and is generally occupied by some structures. Agricultural infrastructures such as road access and water source are available in the area. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.	Noted.

**Aerial Photo Showing the Chicken Farm structures at the
Application Site**



Extracted from the Aerial Photo No.: 46725 RM
from the Survey and Mapping Office of the Hong Kong
Government (Date: 29.12.1982)