

Timothy Wai Pui WU/PLAND

寄件者: December Huang <[REDACTED]>
寄件日期: 2026年02月06日星期五 19:51
收件者: Timothy Wai Pui WU/PLAND
主旨: Application No. A/NE-TKLN/118
附件: documents.pdf; 159aabc195dfd86b39a68e2398949295.png

類別: Internet Email

Dear Mr Wu,

Re: Application No. A/NE-TKLN/118

We refer to the comments on the above application, including the further comments from the Transport Department, STN/DPO, and the Lands Department. Please find our point-by-point responses below. Further Information will be submitted in one consolidated PDF to facilitate assessment and circulation.

A. Responses to PlanD's Comments

1. Operation hours inconsistency
The Planning Statement has been revised to align with the operation hours stated in the Application Form. No amendment to the Application Form is required.
2. Site area of the applicant's business operation in Ha Tsuen
The site area of the applicant's business operation in Ha Tsuen is about 778 sq.m.
3. Vacating Lot 673 by 24 December
The year is 2025, and the date is 24 December 2025. The relevant clearance notice and supporting document will be provided as supplementary information.
4. Reason for excluding part of the private lots
The private lots mentioned are currently under discussion with the relevant lot owners, and the timeframe for obtaining consent remains uncertain. Therefore, the current application does not include these lots and does not rely on them.
5. Access arrangement
The access arrangement for the application site will be clearly shown on the revised layout plan, including the vehicular route from Lin Ma Hang Road to the site.
6. Clarification on A/HSK/313 and current submission
The figure "about 778 sq m" refers to the overall operational area of the affected business premises in Ha Tsuen. The total gross floor area under Application No. A/HSK/313 remains as per the approved and previously submitted scheme at that time. The wording in the Planning Statement has been rectified to avoid confusion.
Regarding storage, the affected business premises and the current application involve the storage of Spare Parts and Recyclable Materials (Metal). The current application will not be used to store other items beyond the stated nature.
7. Existing trees and proposed new trees
There are no existing trees within the application site. Tree retention is not applicable.

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The proposal is for 30 new trees. No planting belts are proposed. The revised landscape plan will clearly show the above.

8. GEO no-build zone

We agree with and accept GEO's recommendation. As the proposed layout does not place any buildings or structures within the area advised by GEO, the no-build zone can be fully accommodated and will remain vacant. No Group 1, Group 2, or Group 3 critical facilities will be placed within the no-build zone. The no-build zone will be clearly shown on the revised plan.

9. Authorized visitors and traffic management measures

Authorized visitors refer to persons with a legitimate purpose related to the site operation, including site staff, the landowner, and relevant parties. Casual visitors and outsiders will not be admitted.

A traffic facilities layout plan will be submitted to specify the locations of warning signs, convex mirrors, and road markings.

10. Holding space for vehicles

No holding space is required. The relevant statement has been removed from the Planning Statement.

11. Inconsistent application boundary on swept path analysis

A revised swept path analysis has been prepared. It will be submitted with a consistent application boundary.

12. Vehicles parked on site during the site visit

The vehicles observed on site during the site visit were temporarily parked by the landowner and are not related to the proposed development or its operation. All such vehicles will be removed and relocated, and the site will be cleared prior to commencement of the proposed use. A photo record will be provided if required.

13. Site search details and reasons for unchosen sites

As noted in Appendix 3 of the Planning Statement, the Applicant undertook a site search prior to identifying the current application site. A site search schedule in table format, with the reasons for not selecting each candidate site, will be submitted as supplementary information.

B. Responses to STN/DPO's Comments

1. Replacement page(s) of the Application Form

The Application Form does not require replacement pages as the Planning Statement has been revised to align with the Application Form, including the operation hours.

2. Missing information on a minimum 3.0m wide access corridor and planting belts

We confirm that no corridor is proposed. We also confirm that no planting belts are proposed. The revised Planning Statement and revised plans reflect this clearly.

3. Existing trees and retention

There are no existing trees within the application site. Tree retention is not applicable. This is stated explicitly in the revised Planning Statement.

4. Exact number of proposed new trees

The proposal is for 30 new trees. The revised documents state the exact number.

5. Site not connected to Lin Ma Hang Road and parked vehicles

The access arrangement will be clearly shown on the revised layout plan, including the vehicular route from Lin Ma Hang Road to the application site.

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The vehicles observed on site were temporarily parked by the landowner and will be removed and relocated.

6. Submission format

Further Information will be submitted in one consolidated PDF to facilitate assessment and circulation.

C. Responses to Transport Department's Comments

TD-1. Additional traffic flow generated or attracted by the development

A traffic flow and trip generation table will be submitted as part of the Further Information. The proposed use is storage-dominant, with low cargo turnover. Vehicle movements are therefore limited and will be managed to avoid any queuing or spillback onto Lin Ma Hang Road.

TD-2. Adequacy of parking spaces and loading and unloading spaces

Two medium goods vehicle loading and unloading bays are provided for the operation and are considered adequate. The operation primarily involves storage, with limited transport. Items are generally stored after delivery and do not require frequent transfer. Loading and unloading will be arranged under proper site management to prevent overlap and roadside waiting. No private car parking is proposed due to the operation's minimal staffing and the absence of casual visitors.

TD-3. Road width on swept path plan and critical dimensions

The revised swept path plan will clearly show the road widths and the dimensions at critical sections for TD review. The dimensions will cover the entrance area, internal circulation, turning areas, and the approaches to the loading and unloading bays.

TD-4. Swept path plan not reflecting actual manoeuvring (11m x 2.5m MGV)

A revised swept path analysis has been prepared using 11m x 2.5m medium goods vehicles, which accurately reflects the actual site conditions and the manoeuvring requirements. The revised swept path plan demonstrates satisfactory manoeuvring for vehicles entering and exiting the subject site, manoeuvring within the subject site, and manoeuvring into and out of the loading/unloading spaces. The updated swept path plan will be submitted as part of the Further Information.

TD-5. Proposed vehicular access road between Lin Ma Hang Road and the application site

We note that the proposed vehicular access road between Lin Ma Hang Road and the application site is not managed by TD. The Applicant will liaise with the responsible parties to obtain their comments and the necessary confirmations and approvals to validate the feasibility of establishing and using the proposed vehicular access road. Relevant supporting information will be provided upon receipt. The Applicant will not assume any right of access prior to obtaining such confirmation.

D. Responses to Lands Department's Comments

1. Erection of temporary structures

Before erecting any temporary structures, we will apply to the Lands Department through the proper procedures, including an application for Short Term Waiver and any other required approval. No structure will be erected until the necessary approvals have been obtained.

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2. Vehicular access route and use of land for access

For the proposed vehicular access route, we will also apply through the proper procedures and seek the necessary comments and approvals from the responsible parties. We will not assume any right of access. Supporting information will be provided upon confirmation.

3. Private lots that may be affected or isolated

We are currently discussing with the relevant lot owners. As the relocation timetable is imminent, the current application will not include those lots. The proposed arrangement will not obstruct the owners' normal access and egress, as reflected in the revised layout plan.

4. Unauthorized structures

The unauthorized structures have been removed. Colleagues from the North District Lands Office have conducted a site inspection. We also submitted site photos earlier. We will provide further photo records if required.

5. Request for support

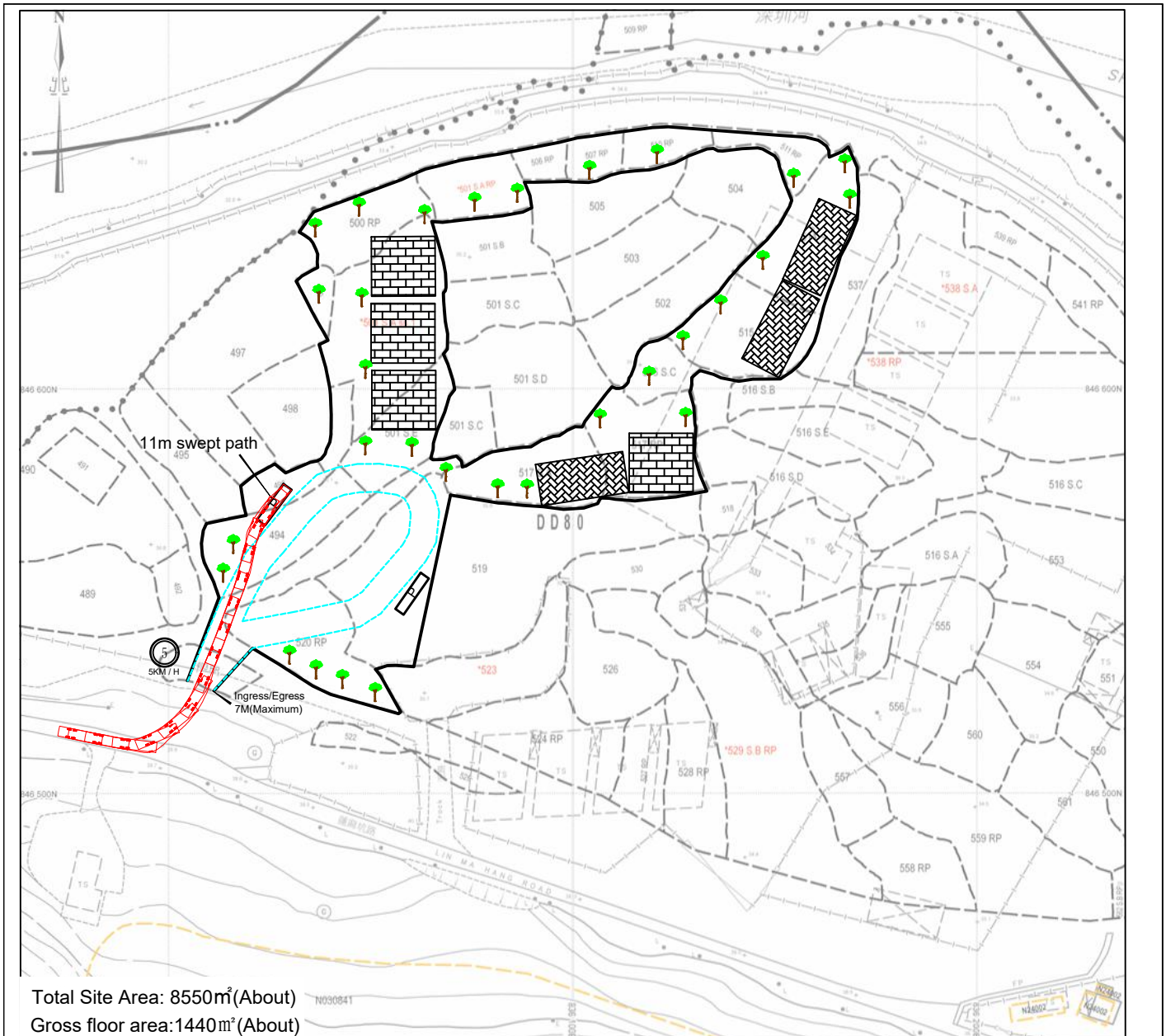
We respectfully request your support for the above application.

Should you require any further information, please let us know.

Yours faithfully,

December Huang

YING SHING(HOPEWELL)ENGINEERING CO., LTD.



Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2

February
2026

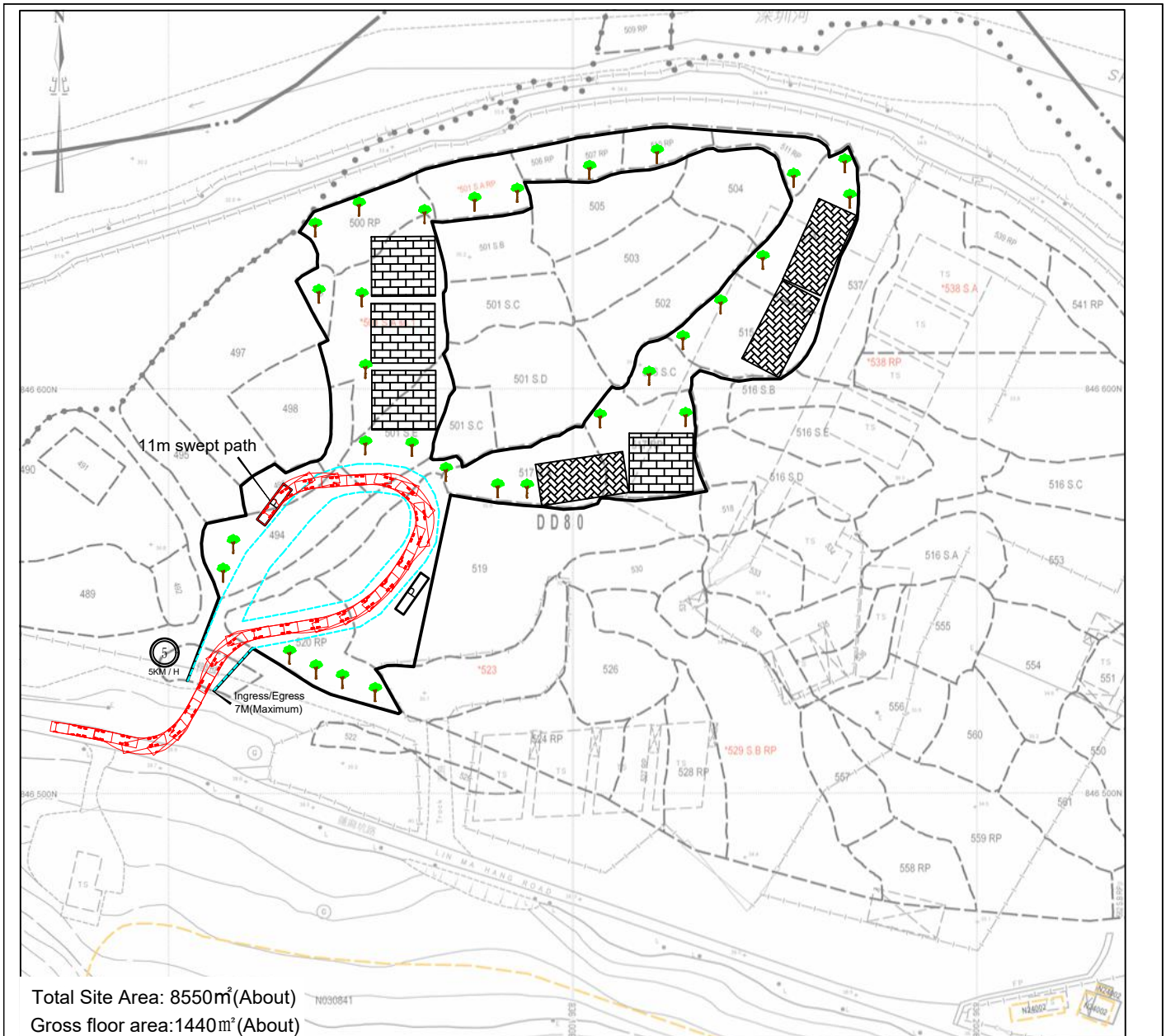
Swpet Path Plan

Proposed Temporary Warehouse for Storage of Spare Parts and Recyclable Materials (Metal) for a Period of 3 Years at Lots 493 RP (Part) , 494 , 496 , 499 , 500RP , 501 S.E , 501 S.A ss.1 , 501 S.A RP , 506 RP , 507 RP , 510 RP , 511 RP , 514 , 515 , 516 S.C , 517 RP , 517 S.A , 519(Part) , 520 RP and Adjoining Government Land in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling, NT

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Annex 4



Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2

February
2026

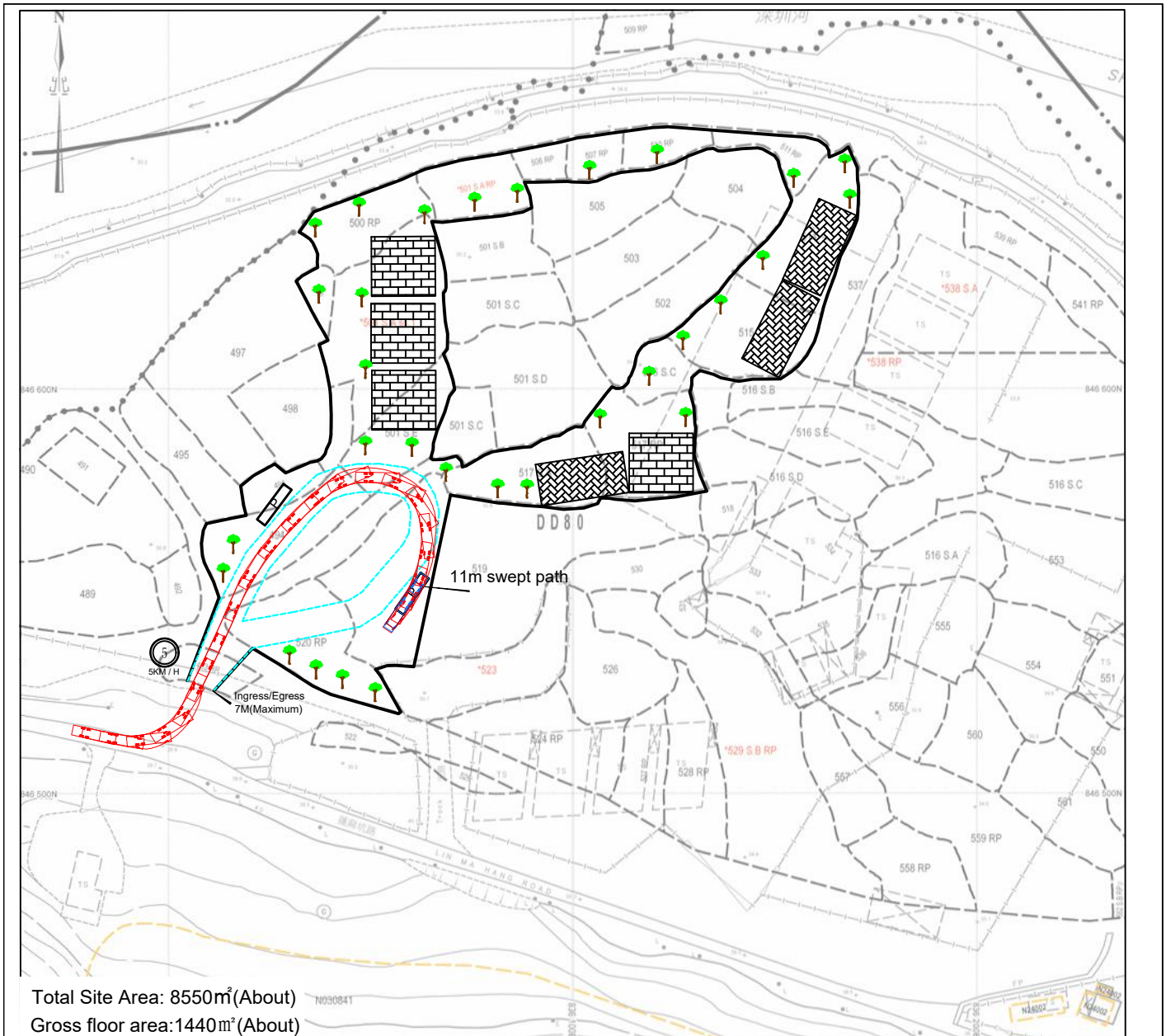
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Annex 5



Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2

February
2026

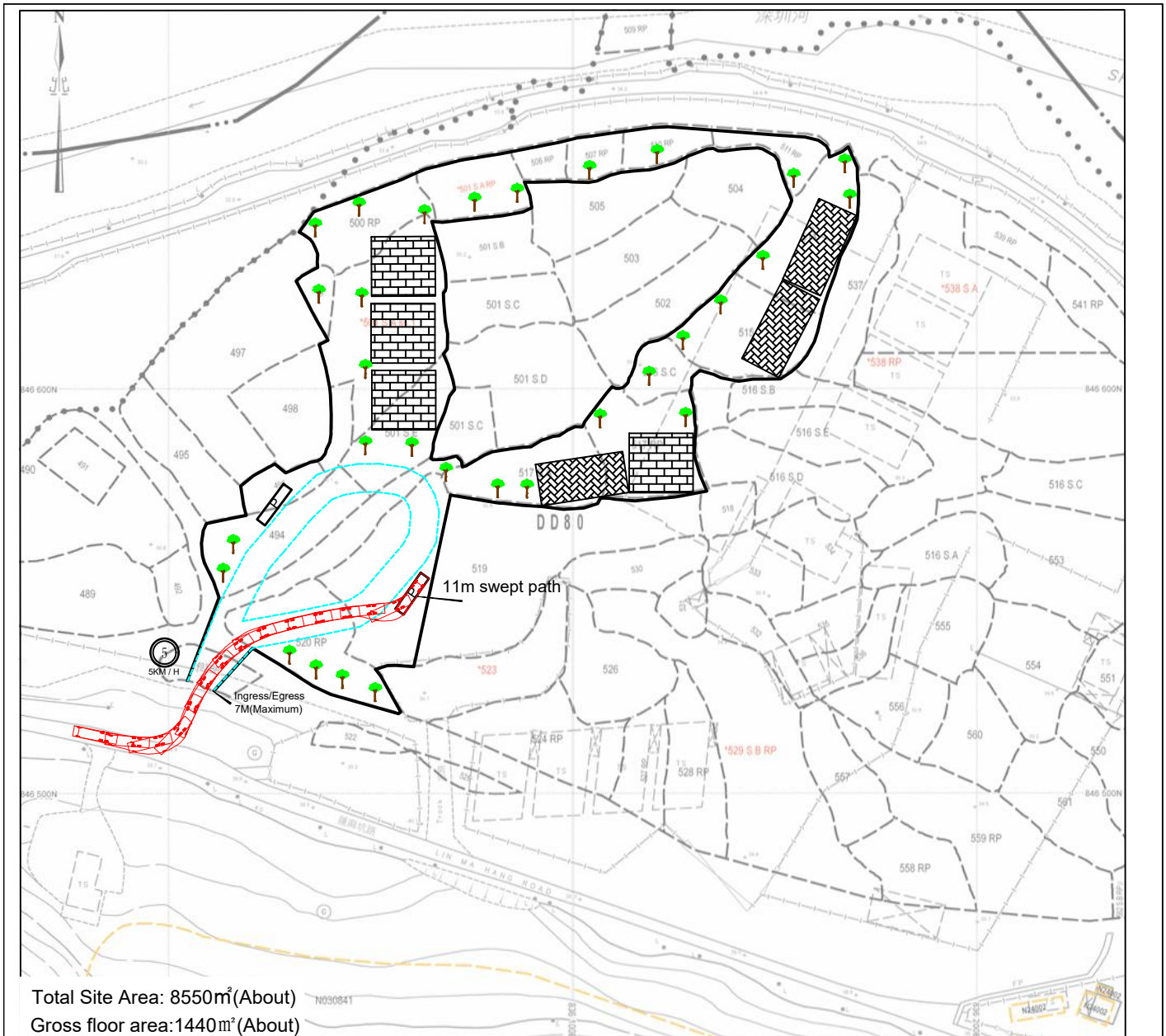
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Annex 6



Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2

February
2026

Swpet Path Plan

Proposed Temporary Warehouse for Storage of Spare Parts and Recyclable Materials (Metal) for a Period of 3 Years at Lots 493 RP (Part) , 494 , 496 , 499 , 500RP , 501 S.E , 501 S.A ss.1 , 501 S.A RP , 506 RP , 507 RP , 510 RP , 511 RP , 514 , 515 , 516 S.C , 517 RP , 517 S.A , 519(Part) , 520 RP and Adjoining Government Land in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling, NT

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Annex 7

Table TF-1 Indicative Trip Generation (Weekdays: Monday to Friday)

Time Period (1-hr)	Estimated GV Visits (veh/hr)	Inbound GV Movements (veh/hr)	Outbound GV Movements (veh/hr)	Total Two-way GV Movements (veh/hr)
09:00– 10:00	1	1	0	1
10:00– 11:00	1	1	0	1
11:00– 12:00	0	0	1	1
12:00– 13:00	1	1	1	2
13:00– 14:00	1	1	1	2
14:00– 15:00	0	0	0	0
15:00– 16:00	1	1	0	1
16:00– 17:00	0	0	2	2

Planning Statement

S.16 Application – Proposed Temporary Warehouse (Storage of Spare Parts and Recyclable Materials (Metal)) for 3 Years at Various Lots and Adjoining Government Land in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling, New Territories

1. Background and Purpose

The Applicant, Ms LAM Mui (林梅), is a relocation-affected operator arising from the Hung Shui Kiu/Ha Tsuen New Development Area (HT-HSK NDA). She previously operated at D.D.125 Lots 672, 673 and 674 under lease with annual rates paid, and obtained Town Planning Board (TPB) approval A/HSK/313 (2021) for a temporary warehouse storing spare parts and recyclable materials (metal). In light of the relocation pressure and after a search of alternative sites, the subject site along Lin Ma Hang Road (D.D.80) has been identified as a suitable option given its adequate scale, the absence of dense residential clusters in the immediate vicinity, and the local planning context where relocation-driven temporary warehouses have previously been considered under the same zoning. Supporting documents are provided in Appendices 1–6 to this Planning Statement, including the tenancy agreement and director's certificate for the former Hung Shui Kiu / Ha Tsuen NDA site (Appendices 1–2), and written responses to PlanD, relevant Government departments, the Transport Department and the District Lands Office (Appendices 3–6).

2. Site and Planning Context

- **Statutory Plan / Zoning:** The Site falls within “**Recreation**” (“**REC**”) on the **Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2**. The covering Notes allow consideration of **temporary uses (≤3 years)** on application.
- **Setting:** A rural working frontage along **Lin Ma Hang Road**, generally characterised by dispersed low intensity uses, tree groups and vacant areas, with no dense residential clusters immediately abutting the Site.

3. Proposed Development

- **Nature & Tenure:** Temporary warehouse for storage of spare parts and recyclable materials (metal) for a period of 3 years. The application covers the relevant private lots and adjoining Government land as shown on the submitted plans. Any occupation of Government land and any erection of structures will be subject to the required approvals and procedures of the Lands Department, including application for Short Term Waiver where necessary.
- **Quantum & Form:** 7 single-storey sheds, **maximum building height ≤7 m**;

total GFA ~1,440 m².

- Circulation and Landscape Arrangement: A substantial proportion of the Site is reserved for internal circulation and landscape planting. In particular, Lots 494, 519 and 520 are reserved for access and landscape planting only. No warehouse structures are proposed on these lots. This arrangement reduces interface with Lin Ma Hang Road and provides visual softening to the proposed temporary development.
- Access & Operation: Vehicular access is via a vehicular route connecting to Lin Ma Hang Road as shown on the layout plan. The feasibility of forming and using the route will be supported by confirmation from the responsible parties, and no right of access is assumed. Operation hours are 09:00–17:00 (Monday to Friday), with no operation on weekend and public holidays.
- **Loading/Unloading: Two MGV L/UL bays** operated on an **appointment basis** to avoid roadside queuing.

4. Justifications

4.1 Provenance and Relocation Need (Comparability to A/HSK/313)

The proposal continues the accepted operation under A/HSK/313, maintaining the same use nature as temporary storage of spare parts and recyclable materials (metal). The current proposal provides a total gross floor area of about 1,440 m² in seven single-storey sheds with a maximum building height not exceeding 7 m. The dispersed shed layout and dedicated internal circulation support safe operation, good housekeeping and appointment-based loading and unloading, while managing massing and visual impact. Further details of the relocation provenance and departmental consultation are set out in Appendices 1–6.

4.2 Modest Intensity with a Clear Land-Use Hierarchy

Although the overall application area is larger than the former site, a substantial proportion of the land is intentionally reserved for internal circulation and landscape planting (including Lots 494, 519 and 520). The warehouse gross floor area is confined to about 1,440 m², deployed as seven single-storey sheds with a maximum building height not exceeding 7 m. The layout provides a clear hierarchy with warehouse footprints concentrated on the core plots and access and landscape planting reserved along the site edges, which reduces interface and visual impact.

4.3 Landscape Enhancement

A Landscape Plan is included. There are no existing trees within the application site. The

scheme proposes exactly 30 new trees along the site edges and internal areas to soften views and improve the landscape setting. The indicative primary species is *Lagerstroemia speciosa* (大花紫薇), a commonly used ornamental medium tree in Hong Kong with seasonal flowering and good compatibility with the surrounding rural setting. The final species mix will follow Government comments at the detailed design stage.

5. Traffic / Environmental / Servicing — Submission Approach

- **Traffic/Access:** Appointment-based goods handling and clear internal circulation will prevent queuing or spillback onto Lin Ma Hang Road.
- **Environmental Housekeeping:** No on-site dismantling, cutting or paint-spraying; day-time operation; good on-site cleanliness and dust control.
- **Drainage:** A **detailed drainage proposal will be submitted after permission** for departmental approval and implementation.
- **Fire Services:** **FSI/FSR details will be submitted after permission** to the Fire Services Department as required.

(The above are applicant commitments on submission/management approach; no suggested approval conditions are proposed here.)

6. Planning Intention and Temporariness

The proposal is time-limited (3 years) and reversible. It does not prejudice the long-term “REC” planning intention (low-intensity recreation/ecological amenity). The case merits sympathetic, time-limited consideration given its clear relocation provenance and modest, well-managed operational profile.

7. Conclusion

- **Clear relocation needs:** Continuity of an established operation previously accepted under **A/HSK/313**.
- Measured scale-up: GFA ~1,440 m² across 7 sheds (≤ 7 m), with areas reserved for access and landscape planting to reduce interface;
- **Technical matters controllable:** Appointment-based L/UL and internal circulation; **drainage and fire details to be submitted post-permission** in accordance with departmental requirements.

Approval for a period of 3 years is respectfully sought.

Site Search Finding for A/NE-TKLN/118

LOT NO.	AREA sq.m	DISTRICT/OZP No.	Zone	Findings
1. DD82 LOT1117 RP	5298	Ta Kwu Ling(S/NE-TKL/14)	AGR	No access
2. DD38 LOT207	670	Ta Kwu Ling(S/NE-TKL/14)	AGR	Too small
3. DD84 LOT175	845	Hung Long Hang (S/NE-HLH/11)	AGR	Too small
4. DD87 LOT312	982	Hung Long Hang (S/NE-HLH/11)	GB	Too small
5. DD102 LOT1205	199	San Tim(S/STT/2)	G/IC	Too small
6. DD111 LOT654	1490	Pat Heung (S/YL-PH/11)	OS	No access
7. DD117 LOT1463	192	Shap Pat Heung (S/YL-TT/20)	OS	Too small
8. DD129 LOT49	533	Yuen Long (S/YL-LFS/11)	CPA	Too small
9. DD129 LOT70	585	Yuen Long (S/YL-LFS/11)	CPA	Too small
10.DD129 LOT63	780	Yuen Long S/YL-LFS/11	CPA	No access

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本署檔號 Our Ref: (39) in LD NDA HSK/SBUT/0256

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浩昇貿易

(經辦人：林梅女士)

敬啟者：

洪水橋／厦村新發展區第二期發展工程

業務經營者：浩昇貿易

清拆編號：H29/417-420

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