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Timothy Wai Pui WU/PLAND

寄件者: TsangShun Qi <[REDACTED]>
寄件日期: 2026年04月21日星期二 13:58
收件者: Timothy Wai Pui WU/PLAND
主旨: 回复 : Departmental Comments of application No. A/NE-TKLN/126
附件: response to CEDD comment.pdf; A_NE_TKLN_126_Layout Plan for cedd.pdf; Signed TKLN126 GPRR 18-4-2026 (1).pdf

類別: Internet Email

Dear Sir,

Regarding to the comment from CEDD, we note and responded to the comments. Please find in attachment.

Thanks & Regards

Carter Tsang
[REDACTED]

A/NE-TKLN-126, Response to GEO,CEDD comments

Comment 1

1. The subject site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the Planning Application. The GPRR should include a preliminary geotechnical review of the natural terrain hazards, assess the geotechnical feasibility of the proposed development, and where necessary, indicate the recommended extent of the NTHS study area and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the proposed development. Other essential contents of a GPRR are given in the attached GEO Advice Note.
2. Given the temporary nature and the proposed use as warehouse of the subject site, the requirement for NTHS might make the case not economically viable. As an alternative, the southern part of the subject site may be designated as a 'no-build' zone, within which no critical facilities (i.e. facilities under Group 1 to 3 in the attached table) should be located. The suggested extent of the 'no-build' zone is shown in the attached plan. With the inclusion of the 'no-build' zone, the requirement for NTHS may be waived.



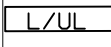
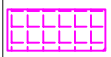
Response

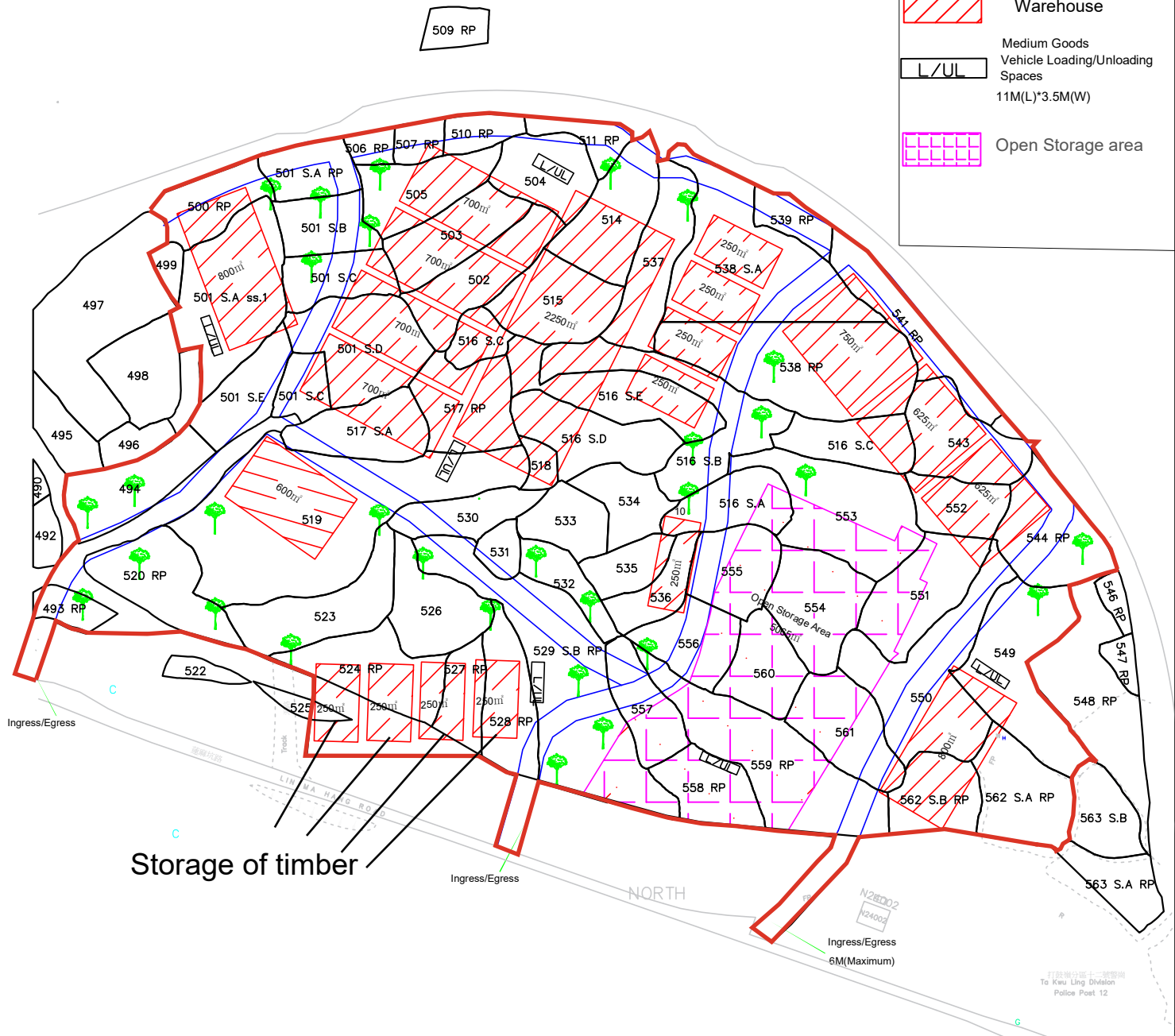
The GPRR is provided and refers to Table 2.2 which confirms that all the proposed facilities are not classified under Group 1 to 3.

The applicant wishes to clarify that the proposed warehouse and open storage area will not store any dangerous goods at any time. The major and primary storage will be Timber , Spare Parts and Recyclable Materials (Metal) only.

Total Site Area: 40530m² (About)
 Government Land: 1584m² (About)

Legend

-  Road
-  Warehouse
-  Medium Goods Vehicle Loading/Unloading Spaces
11M(L)*3.5M(W)
-  Open Storage area



Layout Plan

January
2026

Lots 493 RP(part), 494, 499, 500RP, 501 S.A RP, 501 S.A ss.1, 501 S.E, 501 S.B, 501 S.C, 501 S.C, 501 S.D, 502, 503, 504, 505, 506RP, 507 RP, 510 RP, 511 RP, 514, 515, 516 S.A, 516 S.B, 516 S.C, 516 S.D, 516 S.E, 517 S.A, 517 RP, 518, 519, 520 RP, 523, 524 RP, 525(part), 526, 527 RP, 528 RP, 529 S.B RP, 530, 531, 532, 533, 534, 535, 536, 537, 538 S.A, 538 RP, 539 RP, 541 RP, 543, 544 RP, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558 RP, 559 RP, 560, 561, 562 S.A RP, 562 S.B RP, in D.D.80 and adjoining Government Land.

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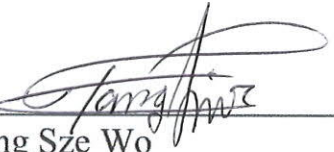
Annex 1

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS COMPANY

Geotechnical Planning Review Report

For Planning Application: Temporary
Warehouse with Ancillary Open Storage
for a Period of 3 Years at Various Lots in
D.D. 80 and Adjoining Government Land,
Lin Ma Hang Road, Ta Kwu Ling North
(A/NE-TKLN/126)

Signature: 

Name: Tang Sze Wo

Registration Number: RP0391410 (CVL)

1. Introduction

This report is prepared to support the planning application (application number: A/NE-TKLN/126) Temporary Warehouse with Ancillary Open Storage for a Period of 3 Years at Various Lots in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North

2. The Site

The ground profile of the site is a gently flat with level vary from +39.50mPD to +35.00mPD over a distance of 150m (overall gradient across the site from boundary to boundary is about 2degree.) sloping down from south to north.

It is Lin Ma Hang Road in the south of the site with the same level. It is ShenZhen River in the north of the site. There is an existing natural slope in the south of Lin Ma Hang Road. With crest level at +156mPD.

The site is proposed as temporary warehouse with open storage that it is classified as Group No. 4 (Non-dangerous goods storage site) under Table 2.2 "Grouping of Facilities (adapted from Wong, 1998).

Fig. 1 shows Layout Plan
Fig. 2 shows Section A-A
Fig. 3 shows Section B-B
Fig. 4 shows Section C-C
Fig. 5 shows Section D-D
Proposed Layout Plan

3. Justification

It can be seen from the sections that the maximum overall gradient of the existing slope in the southern side of the site is 29degree. And it is classified as Group No. 4 (Non-dangerous goods storage site) under Table 2.2 "Grouping of Facilities (adapted from Wong, 1998), no natural terrain hazard study is required.

Besides, the maximum shadow angle is 25 degree, according to TGN15, the existing slope would not affect the site. And the site is at the toe side, the existing slope would not be affected by the proposed warehouses.

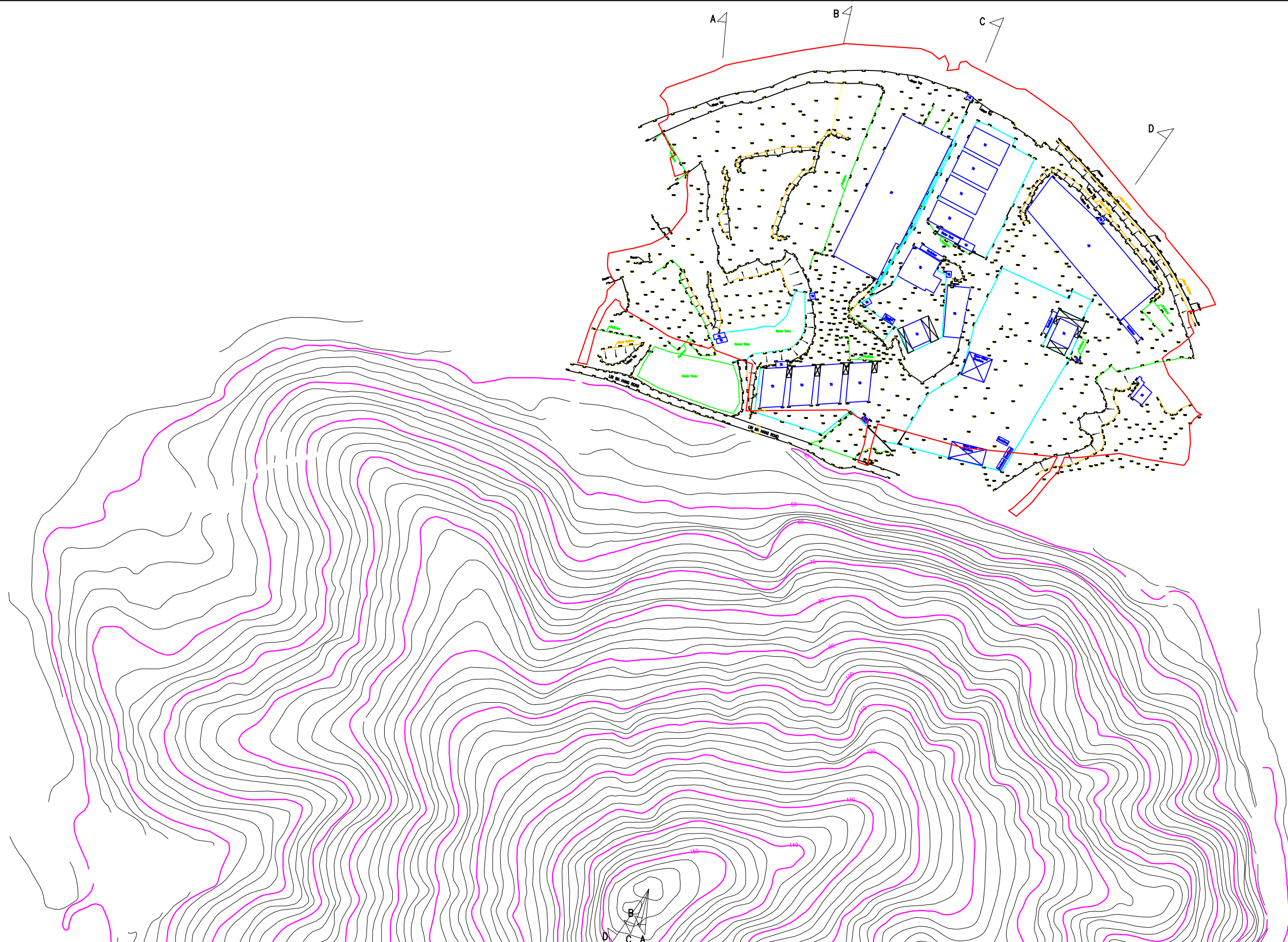
4. Conclusion

Based on the above findings, the proposed development would not

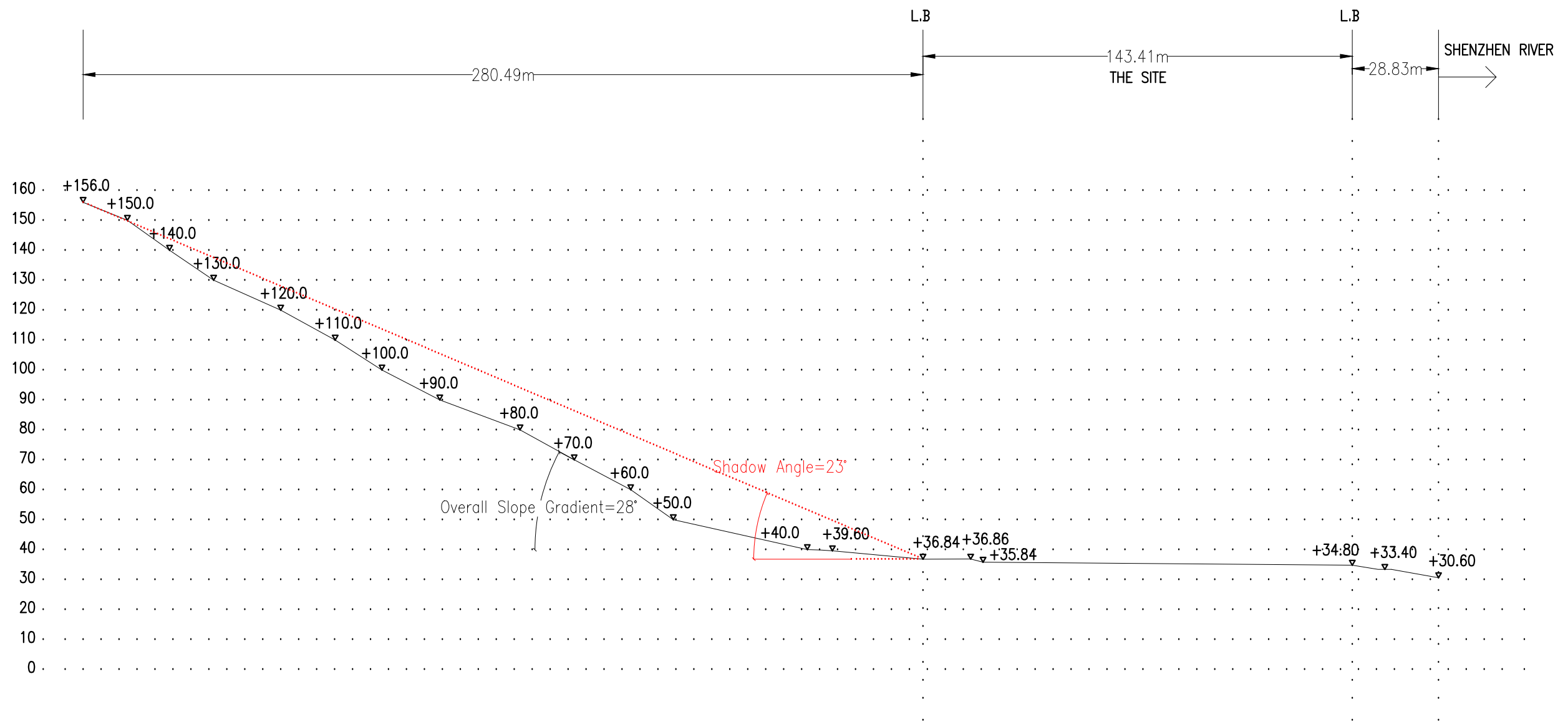
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adversely affect any geotechnical feature. It is considered geotechnical safe for the proposed development.

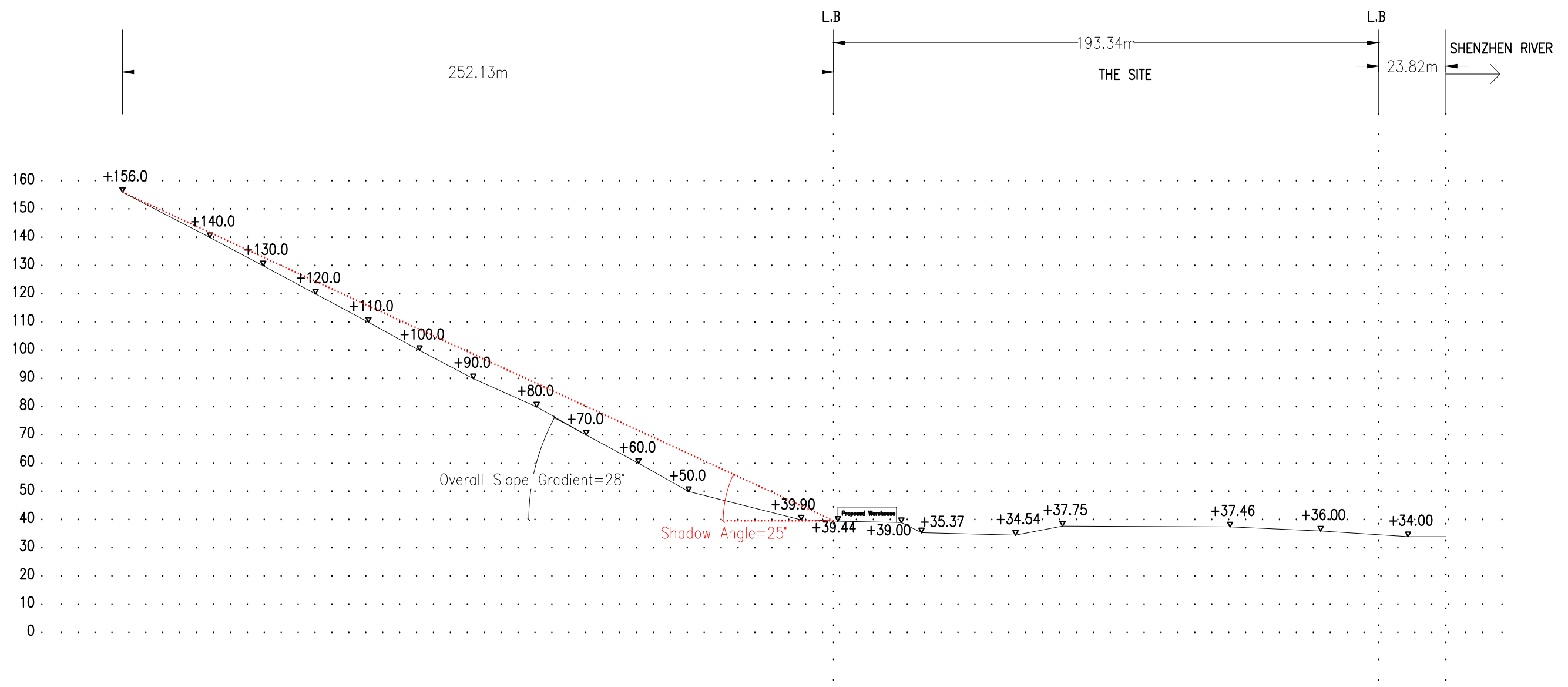


<p>正宏工程顧問有限公司 CHING WAN ENGINEERING CONSULTANTS COMPANY</p>	<p>LAYOUT</p>	<p>Drawn By: DM</p>	
<p>Project: Proposed Temporary Warehouse with Ancillary Open Storage for a Period of 3 Years Various Lots in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North (Geotechnical Planning Review Report A/NE-TKLN/126)</p>	<p>Drawing No.: Fig. 1</p>	<p>Checked By: DM</p> <p>Scale: Updated on: 17-4-2026</p>	



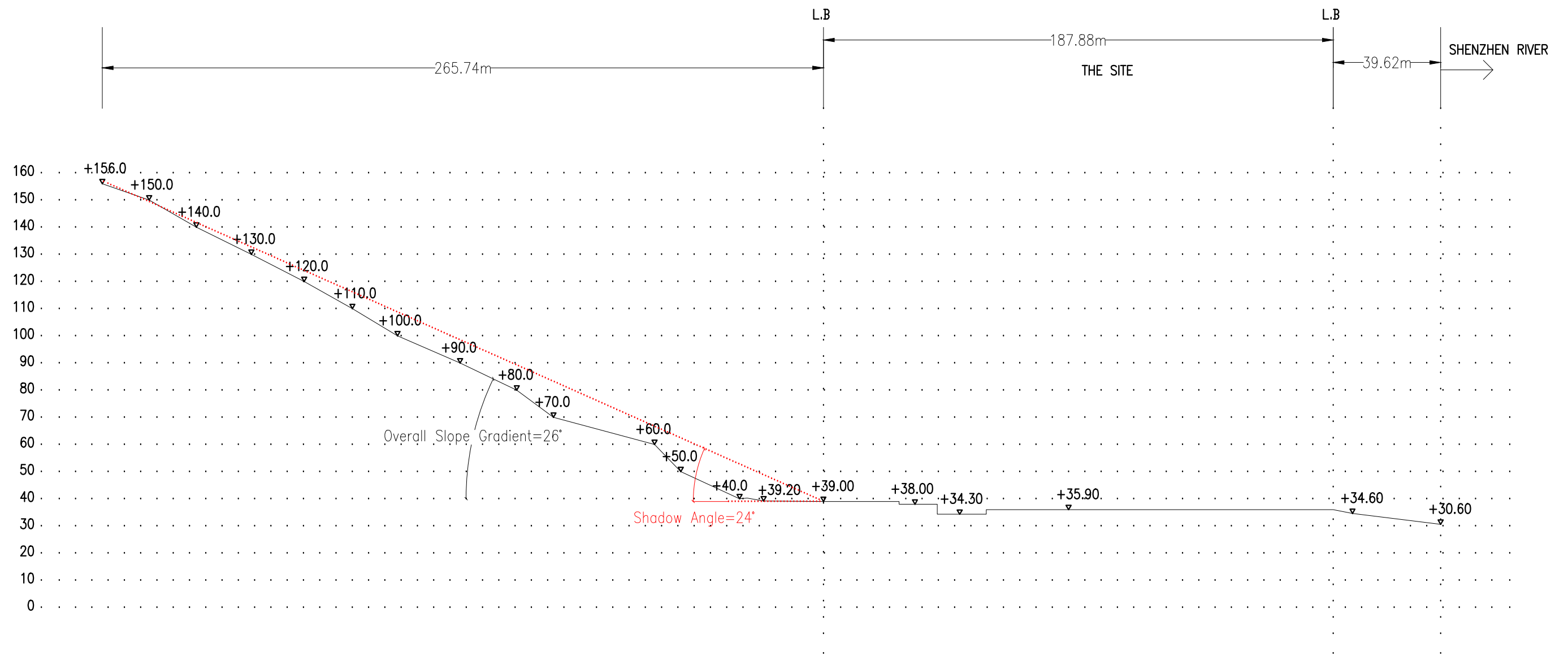
SECTION A-A

<p>正宏工程顧問有限公司 CHING WAN ENGINEERING CONSULTANTS COMPANY</p>	<p>SECTION A-A</p>	<p>Drawn By: DM</p>	
<p>Project: Proposed Temporary Warehouse with Ancillary Open Storage for a Period of 3 Years Various Lots in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North (Geotechnical Planning Review Report A/NE-TKLN/126)</p>	<p>Drawing No.: Fig. 2</p>	<p>Checked By: DM</p> <p>Scale: Updated on: 17-4-2026</p>	



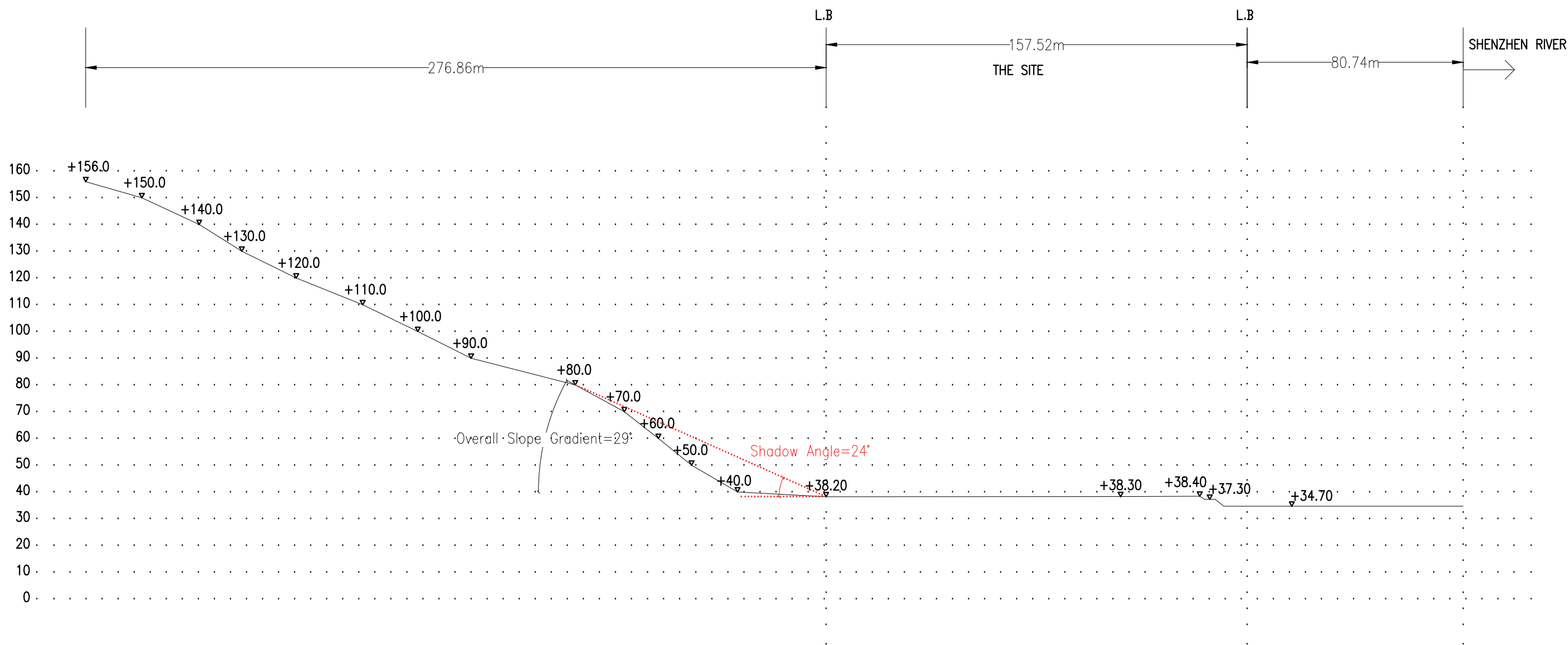
SECTION B-B

<p>正宏工程顧問有限公司 CHING WAN ENGINEERING CONSULTANTS COMPANY</p>	<p>SECTION B-B</p>	<p>Drawn By: DM</p>	
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SECTION C-C

<p>正宏工程顧問有限公司 CHING WAN ENGINEERING CONSULTANTS COMPANY</p>	<p>SECTION C-C</p>	<p>Drawn By: DM</p>	
<p>Project: Proposed Temporary Warehouse with Ancillary Open Storage for a Period of 3 Years Various Lots in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North (Geotechnical Planning Review Report A/NE-TKLN/126)</p>	<p>Drawing No.: Fig. 4</p>	<p>Checked By: DM</p> <p>Scale: Updated on: 17-4-2026</p>	



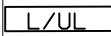



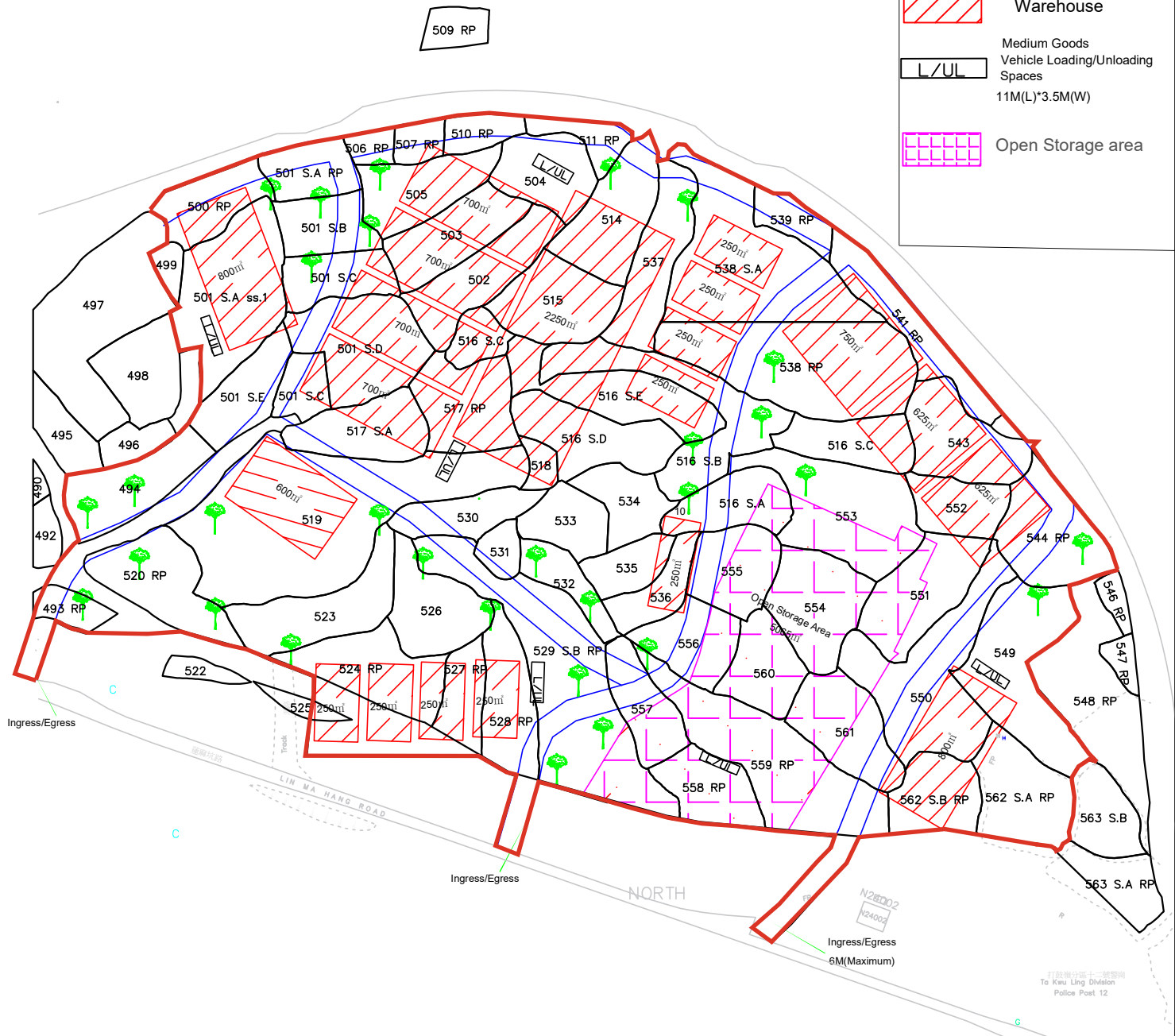
SECTION D-D

<p>正宏工程顧問有限公司 CHING WAN ENGINEERING CONSULTANTS COMPANY</p>	<p>SECTION D-D</p>	<p>Drawn By: DM</p>	
<p>Project: Proposed Temporary Warehouse with Ancillary Open Storage for a Period of 3 Years Various Lots in D.D. 80 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North (Geotechnical Planning Review Report A/NE-TKLN/126)</p>	<p>Drawing No.: Fig. 5</p>	<p>Checked By: DM</p> <p>Scale: Updated on: 17-4-2026</p>	

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Annex 1