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Brian Ching Hong CHAN/PLAND

寄件者: Danny Ng < >
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收件者: tpbpd/PLAND
副本: Sheren Si Wai LEE/PLAND; Brian Ching Hong CHAN/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Kevin Lam; Grace Wong
主旨: [FI] S.16 Planning Application No. A/NE-TKL/819 - Further Information
附件: FI1 for A_NE-TKL_819 (20251028).pdf

類別: Internet Email

Dear Sir,

We write to submit further information in response to departmental comments upon the subject application (*attached*).

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

Our Ref. : DD84 Lot 9 S.A & VL
Your Ref. : TPB/A/NE-TKL/819

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

By Email

28 October 2025

Dear Sir,

1st Further Information

**Proposed Temporary Medium Goods Vehicles and Container Tractor/Trailer Park
with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
in "Agriculture" and "Industrial (Group D)" Zones,
Various Lots in D.D. 84 and Adjoining Government Land, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/819)

We are writing to submit further information to respond 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

1st Further Information

**Proposed Temporary Medium Goods Vehicles and Container Tractor/Trailer Park
with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
in “Agriculture” and “Industrial (Group D)” Zones,
Various Lots in D.D. 84 and Adjoining Government Land, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/819)

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

Comments of the Development Bureau (DEVB)		
(1)	It is noted that the captioned planning application is submitted by the same applicant of No. A/NETKL/ 755, for the same use and at the same application site. However, the site area has been increased from around 11,000 sqm to 16,000 sqm. In this relation, the applicant should advise and provide justification on whether the size of the application site is still comparable to that of the affected operation site in KTN NDA.	The applicant, Weisheng Transportation & Enterprises Company Limited, has a long history of cross-boundary transportation for both passengers and goods since the 1990s. With the increasing connection between Hong Kong and Mainland China, the applicant has expected and prepared for more frequent cross-border trips in response to the emerging phenomenon, especially freight trips rising in e-commerce activities which, usually involving the usage of container vehicles. With the increasing cross-border trips, the applicant considered that the current site (No. A/NE-TKL/755) would not be able to accommodate most coaches and trucks (including container tractors and trailers) in the future. Thus, the applicant believed a larger site to accommodate one's vehicles would be beneficial for the applicant's operation; whilst vehicle drivers would also not have to bear the risk of illegal overnight parking at roadside from inadequate parking spaces for such vehicles at other areas.
Comments of the Commissioner of 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.

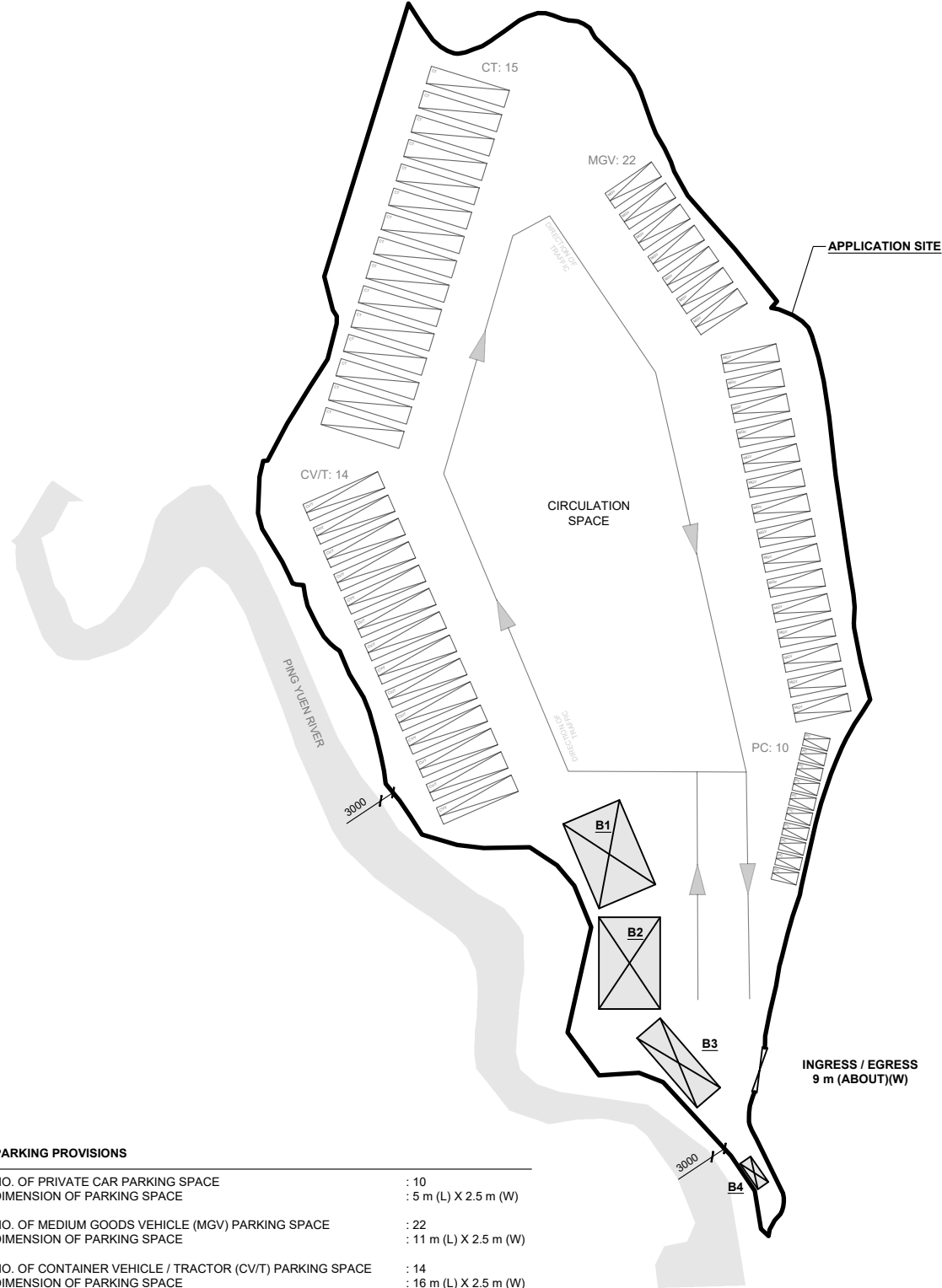
		Lighting and alarm systems will be installed at ingress/egress to regulate traffic flow. 'Stop and give way' and 'beware of pedestrians' signs would also be erected to ensure pedestrian safety to/from the Site.
(2)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure no queuing of vehicles along Ping Che Road via the local access (Plans 1 and 7 of the original submission). All vehicles entering/exiting the Site would be arranged by the applicant at different time periods. This is to avoid extensive traffic flow at the Site. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site. All queuing vehicles for the Site will be asked to leave, if possible. This is to ensure no queuing of vehicles outside the Site.
(3)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site; and	Please be confirmed that parking provision is sufficient to meet the operational need. As the proposed development is for 'medium goods vehicles and container tractor/trailer park' use with no shopfront, no visitor is anticipated at the Site. Therefore, illegal parking by visitors should not be anticipated.
(4)	The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from responsible party.	Noted.
Comments of the Director of Environmental Protection (DEP)		
(1)	In view that the site is located near the a watercourse to the west of the site boundary, please ask the applicant to provide information on how the sewage produced from the site will be stored, treated and disposed of.	The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and

		nuisance to the surrounding areas. The applicant will also 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. Any unwanted waste and sewage generated during construction and operation stage will be collected by the applicant. Professional collectors will then be recruited to collect and dispose such collected waste and sewage on a regular basis for further treatment. Such that, adverse impact towards the surrounding environment would be lessen.
Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(1)	The applicant should implement measures to protect nearby watercourses from adverse impacts during the construction and operational phases.	Noted. 3 m set back will be placed along the western portion of the Site during the planning approval period to avoid any disturbance (Appendix II). Also, 2.5 m high solid metal fencing will be erected along the site boundary to minimise adverse impacts to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis. No open storage activities, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. No filling of land other than the permitted level will be carried out within the Site by the applicant during construction and operational phases.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,115 m ²	(ABOUT)
COVERED AREA	: 555 m ²	(ABOUT)
UNCOVERED AREA	: 15,560 m ²	(ABOUT)
PLOT RATIO	: 0.03	(ABOUT)
SITE COVERAGE	: 3 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 555 m ²	(ABOUT)
TOTAL GFA	: 555 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	STAFF REST ROOM, WASHROOM AND GUARDROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	108 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	METER ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
TOTAL		555 m ² (ABOUT)	555 m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF MEDIUM GOODS VEHICLE (MGV) PARKING SPACE	: 22
DIMENSION OF PARKING SPACE	: 11 m (L) X 2.5 m (W)
NO. OF CONTAINER VEHICLE / TRACTOR (CV/T) PARKING SPACE	: 14
DIMENSION OF PARKING SPACE	: 16 m (L) X 2.5 m (W)
NO. OF CONTAINER TRAILER (CT) PARKING SPACE	: 15
DIMENSION OF PARKING SPACE	: 16 m (L) X 2.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	PARKING SPACE (MGV)
	PARKING SPACE (CV/T)
	PARKING SPACE (CT)
	INGRESS / EGRESS

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE	NORTH 	
	PROPOSED TEMPORARY MEDIUM GOODS VEHICLES AND CONTAINER TRACTOR/TRAILER PARK WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 84 AND ADJOINING GOVERNMENT LAND, TA KWU LING, NEW TERRITORIES	1 : 1250 @ A4	LAYOUT PLAN		
			DRAWN BY DN	DATE 28.10.2025		
			REVISED BY	DATE	DWG NO. PLAN 5	VER. 001