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Adrian Tsz Hin TAM/PLAND

From: Natalie Wong <[REDACTED]>

Sent: Wednesday, May 13, 2026 3:00 PM

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc: Kenneth <[REDACTED]>; Sheren Si Wai LEE/PLAND <sswlee@pland.gov.hk>

Subject: Application No. A/NE-TKL/837 - Submission of Further Information 1

Dear Sir/Madam,

I refer to Application No. A/NE-TKL/837.

Please find the attached cover letter dated 13.5.2026 (our ref: PLG/10193/L002) and Further Information 1 for your handling.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Regards,

Natalie Wong

Assistant Town Planner / Assistant Manager

PlanPlus Consultancy Limited 思雋顧問有限公司

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[Folder Ref.: PLG-10193]



Date : 13 May 2026
Our Ref. : PPCL/PLG/10193/L002

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Application No. A/NE-TKL/837

Section 16 Planning Application for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office for a Period of 3 Years at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories

Submission of Further Information 1

We refer to the departmental comments received via the Sha Tin, Tai Po and North District Planning Office ("DPO") in respect of the captioned application and hereby provide the Further Information ("FI") for the Town Planning Board's consideration.

Please find appended the following documents for your onward processing:

- Responses to Departmental Comments
- **Annex 1** – Swept Path Analysis
- **Annex 2** – Revised Layout Plan

The above submissions do not result in a material change of the nature of the captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,

For and on behalf of

PlanPlus Consultancy Limited

Kenneth Chan
Managing Director

Encl. As above
c.c. - The Applicant – by email
- Ms. Sheren Lee (TP/N3)



PLANPLUS 思顧
CONSULTANCY 雋問

**Section 16 Planning Application for Temporary Open Storage of
Recycling Materials and Metalware with Ancillary Office for a Period of 3
Years at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government
Land, Kwan Tei North, Fanling, New Territories**

Planning Application No. A/NE-TKL/837

Further Information 1

May 2026

Reference : PPC-PLG-10193

Responses to Departmental Comments

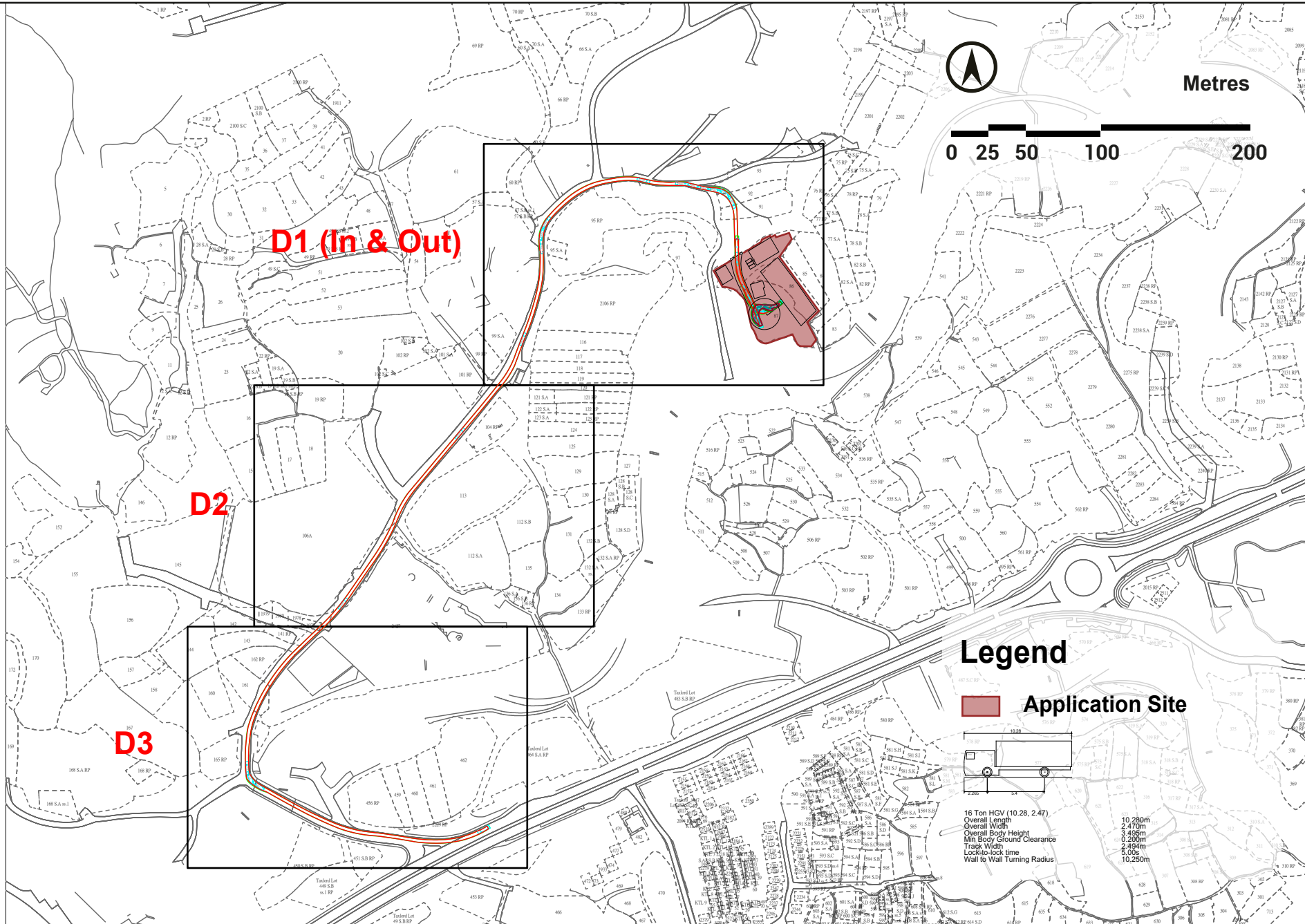
Item	Departmental Comments	Applicant's Responses
1. Comments from Transport Department received on 4.5.2026		
1.	Although the additional traffic generated by the proposed development is not significant, provided that there is only 3 round trips per week for MGV-type vehicles. However, the permission of development outside the "OS" zone will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact has to be reviewed on case-by-case basis in the future;	Noted. The Application Site is the subject of a previously approved application No. A/NE-TKL/735 for a similar nature submitted by the same applicant and there are various similar applications within the "AGR" zone in the past five years. Approval of the current application aligns with the Board's previous decisions and would not set an undesirable precedent case.
2.	Please supplement swept path analysis demonstrating satisfactory maneuvering of MGV-type vehicle to and from the development site;	According to the last approved application (No. A/NE-TKL/735), the Applicant submitted a swept path analysis for a 16-ton HGV, which indicates sufficient manoeuvring space for the MGV-type vehicle under the current application. Please refer to Annex 1 .
3.	The local access road leading to the development site from Sha Tau Kok Road - Lung Yuek Tau is not managed by this Department. The applicant should clarify with relevant land owners and road maintenance parties on using the local access road; and	Noted.
4.	No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period.	Noted. The Applicant will ensure that no vehicle will queue back to or reverse onto/from public road at any time during the planning approval period.
2. Comments from Lands Department received on 4.5.2026		
1.	The application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contain 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 Government land (GL) but no right of access Via GL is granted to the application site.	Noted.
2.	No consent is given for inclusion of GL (about 152.9m ² as mentioned in the application form) in the application site.	Noted. Relevant land applications will be submitted by the Applicant after the planning stage.
3.	Lot No. 89 in DD. 83 is partly covered by Modification of Tenancy (MOT) No. 38619 and Letter of Approval (LoA) No. L563 0 for domestic, kitchen, agricultural storage, latrine and shade purposes. This office reserves the rights to take enforcement action for irregularities and cancel the MOT/LoA where appropriate.	Noted. All irregularities will be addressed through relevant land applications after the planning stage.
4.	I must point out that the following irregularities covered by the subject planning application have been detected by this office:	

Item	Departmental Comments	Applicant's Responses
	<p><u>Unauthorised structure(s) within Lot Nos. 87 and 89 both in DD. 83 covered by the planning application</u> There are unauthorized structures on Lot Nos. 87 and 89 both in DD. 83. The lot owners should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>Noted. All irregularities will be addressed through relevant land applications after the planning stage. Upon approval of the application, the Applicant will apply to the Lands Department for the Short Term Waiver to permit the structure erected within the lots.</p>
	<p><u>Unlawful occupation of GL adjoining the said private lots covered by the planning application</u> The GL within the application site has been fenced-off without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.</p>	<p>Upon approval of the application, the Applicant will apply to the Lands Department for the Short Term Tenancy to permit the occupation of Government land within the Application Site.</p>
5.	<p>The following irregularities not covered by the subject planning application have been detected by this office: <u>Unlawful occupation of GL adjoining Lot No. 89 in DD. 83 not covered by the planning application</u> The GL adjoining the said private lot has been fenced off and illegally occupied with unauthorised structure(s) without permission. The GL being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.</p>	<p>Upon approval of the application, the Applicant will ensure that all temporary structures are within the Application Site.</p>
6.	<p>The lot owners/applicant shall either (i) remove the unauthorised structure(s) and cease the illegal occupation of the GL not covered by the subject planning application immediately; or (ii) include the unauthorised structures and the adjoining GL being illegally occupied in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for an STW and STT to permit the structures erected and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be on whole lot basis. The STW and STT, if approved, will be subject to such terms and conditions including the payment of backdated waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL.</p>	<p>The Applicant will remove the unauthorised structures not covered by the subject planning application within the Application Site. Upon approval of the application, the Applicant will apply to the Lands Department for the Short Term Waiver and Short Term Tenancy to permit the structure erected within the lots and the occupation of Government land within the Application Site.</p>
7.	<p>Unless and until the unauthorised structure(s) and the unlawful occupation of GL are duly rectified by the lot owner(s)/applicant or entirely included in the subject planning application,</p>	<p>Ditto.</p>

Item	Departmental Comments	Applicant's Responses
	please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.	
3. Comments from Planning Department received on 4.5.2026		
1.	Please clarify the area and location of the open storage use.	The area and location of the open storage use have been indicated on the revised layout plan at Annex 2 .
2.	Please clarify if application of regularisation of filling of land is required at the application site. If affirmative, please clarify the current site level, the extent of filling of land at the Site and filling material used, and undertake that no further land filling will be carried out at the application site.	No regularisation of the filling of land is required at the application site.
3.	Please clarify if any workshop activities will be carried out at the application site.	There will be no workshop activities carried out at the application site.
4.	From our recent site visit, it is found that the actual number of structures erected at the application site is not the same as the submitted layout plan. Please either (i) update the total number of structures erected at the application site and supplement with a revised layout plan; or (ii) undertake that the layout plan will be strictly adhered to upon receiving planning approval.	The Applicant ensures that the applied use will be carried out in accordance with the layout plan upon obtaining planning approval.
4. Comments from Drainage Services Department received on 7.5.2026		
According to record, there is existing streamcourse, Ng Tung River, in close vicinity of the southern side of the application site. The applicant should clarify whether the applied use shall affect the existing streamcourse. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the existing streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to DSD's satisfaction.		Consider that the location is not a flooding black spot, the existing streamcourse, Ng Tung River, is adequate to handle the stormwater discharge for the area. As the applied use will not increase the stormwater load to the drainage system within proximity of the application site, the existing drainage system would not be adversely affected.
5. Comments from Planning Department received on 8.5.2026		
Please also advise whether any environmental mitigation measures and requirements under relevant ordinances would be followed by the applicant during the planning approval period.		During the planning approval period, the Applicant will strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storages Sites' issued by the Environmental Protection Department and Water Pollution Control Ordinance will be strictly followed to minimise adverse environmental impacts and nuisances to the surrounding area. As such, no adverse environmental impact and misuse of the applied use is anticipated.

Annex 1

Swept Path Analysis



PROJECT
 Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]

DRAWING TITLE
 Swept Path Analysis from the Application Site to Sha Tau Kok Road - Lung Yeuk Tau

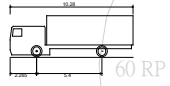
GENERAL NOTES
 -

JOB NO. PLG-10140	
DWG NO. -	
SCALE NTS	REV. -
DRAWN KW	DATE 20230808



Legend

 Application Site

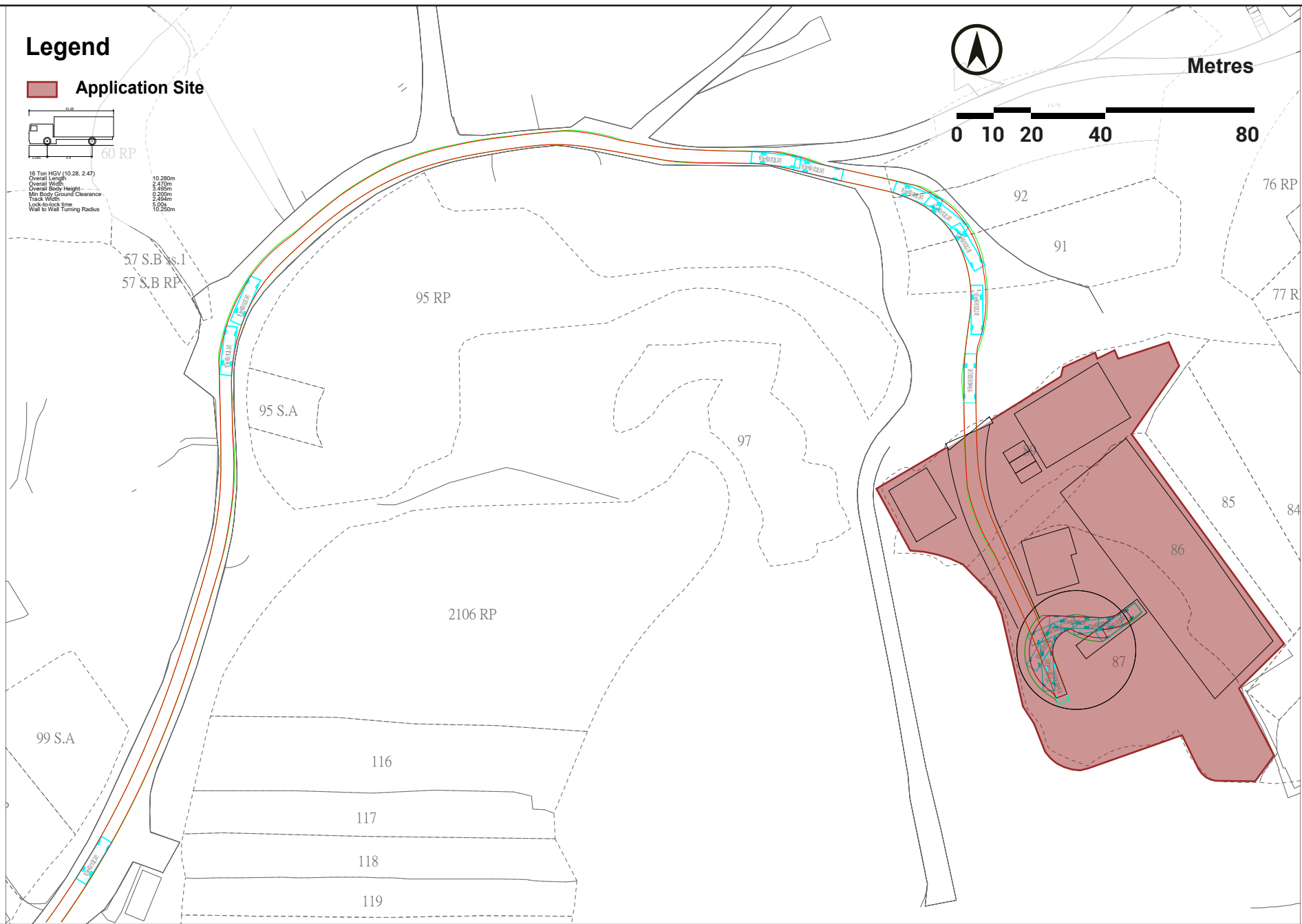


16 Ton HGV (10.28, 2.47)
 Overall Length 10.28m
 Overall Width 2.47m
 Overall Body Height 2.47m
 Max Body Ground Clearance 0.925m
 Track Width 2.048m
 Lock-to-lock time 5.05s
 Wall to Wall Turning Radius 60 RP

10.280m
 2.470m
 0.925m
 2.048m
 5.05s
 10.250m



Metres



PROJECT
 Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]

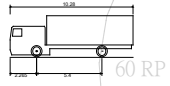
DRAWING TITLE
 Swept Path Analysis from the Application Site to Sha Tau Kok Road - Lung Yeuk Tau D1(In)

GENERAL NOTES
 -

JOB NO. PLG-10140	
DWG NO. -	
SCALE NTS	REV. -
DRAWN KW	DATE 20230808

Legend

 Application Site

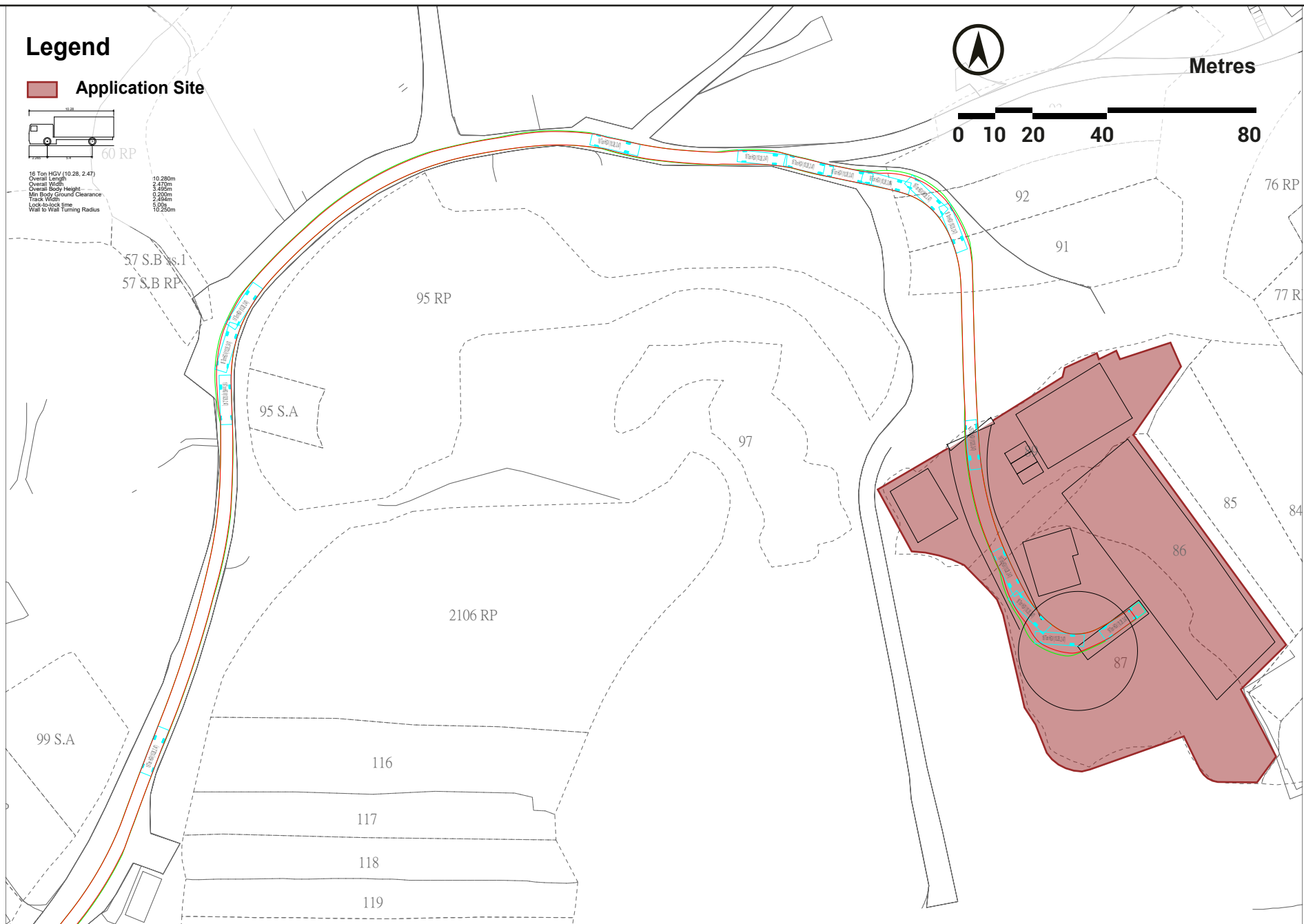


16 Ton HGV (10.28, 2.47)
 Overall Length 10.28m
 Overall Width 2.47m
 Overall Body Height 0.95m
 Max Body Ground Clearance 2.94m
 Track Width 2.05m
 Lock-to-lock time 5.05s
 Wall to Wall Turning Radius 60 RP

10.280m
 2.470m
 0.950m
 2.940m
 2.050m
 5.050s
 10.250m



Metres



PROJECT
 Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]

DRAWING TITLE
 Swept Path Analysis from Sha Tau Kok Road - Lung Yeuk Tau to the Application Site D1(Out)

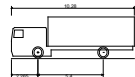
GENERAL NOTES
 -

JOB NO. PLG-10140	
DWG NO. -	
SCALE NTS	REV. -
DRAWN KW	DATE 20230808



Legend

 Application Site



16 Ton HGV (10.28, 2.47)
 Overall Length 10.280m
 Overall Width 2.475m
 Overall Body Height 3.405m
 Min. Body Ground Clearance 0.200m
 Track Width 2.694m
 Lock-to-lock time 5.08s
 Wall to Wall Turning Radius 10.250m

PROJECT

Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]

DRAWING TITLE

Swept Path Analysis from the Application Site to Sha Tau Kok Road - Lung Yeuk Tau D2

GENERAL NOTES

-

JOB NO. PLG-10140

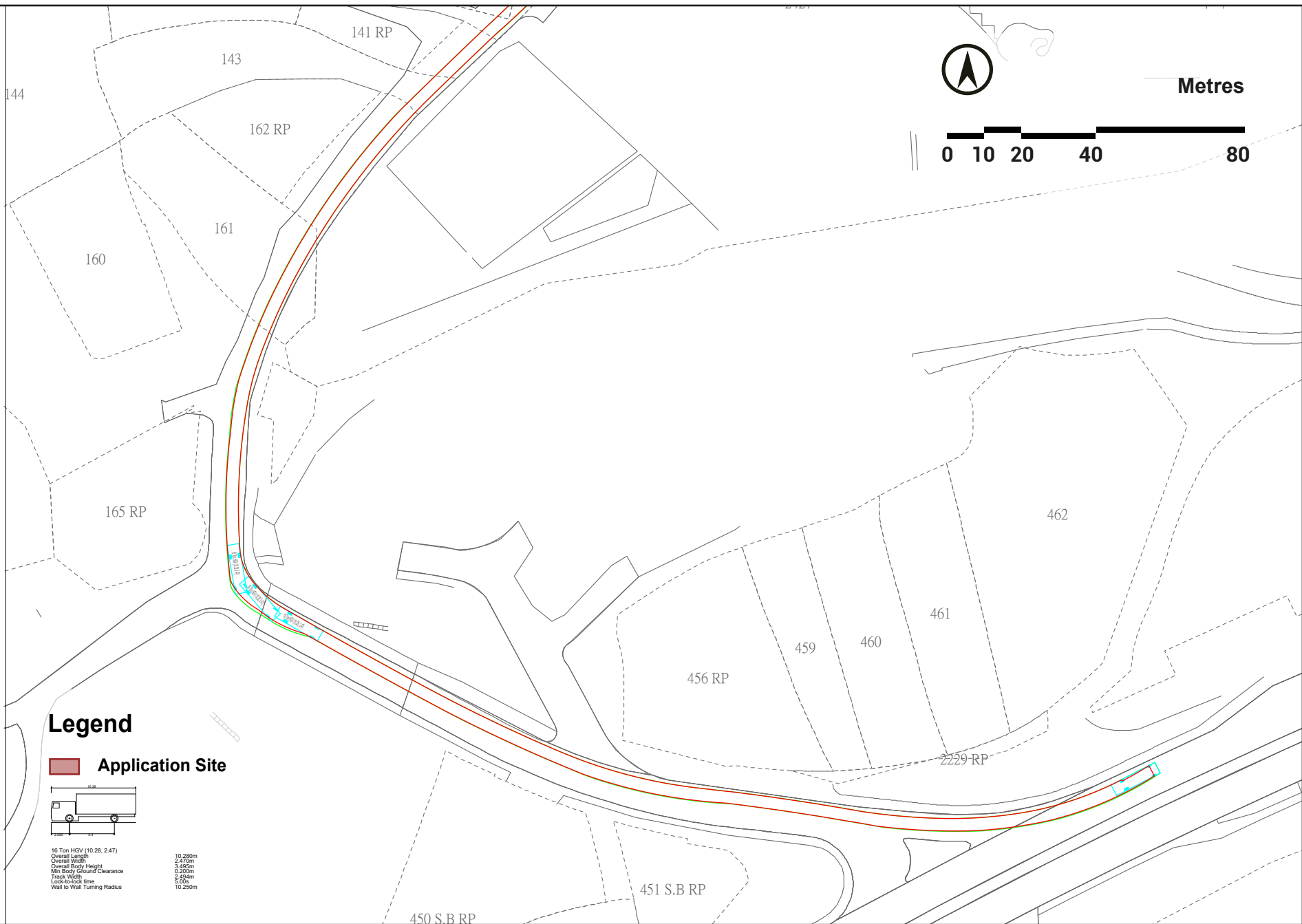
DWG NO. -

SCALE
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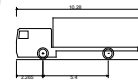
DRAWN
KW

DATE
20230808




Legend

 Application Site



16 Ton HGV (10.28, 2.47)
 Overall Length 10.280m
 Overall Width 2.470m
 Overall Body Height 3.850m
 Min Body Ground Clearance 0.250m
 Track Width 2.880m
 Lock-to-lock time 5.68m
 Wall to Wall Turning Radius 10.250m

	PROJECT Section 16 Planning Application for the Proposed Temporary Warehouse and Open Storage of Recycling Materials for a Period of 3 Years at Lot Nos. 86 (Part), 87 and 89 in D.D. 83 and the Adjoining Government Land, Kwan Tei North, Fanling, New Territories [A/NE-TKL/735]
	DRAWING TITLE Swept Path Analysis from the Application Site to Sha Tau Kok Road - Lung Yeuk Tau D3

GENERAL NOTES -

JOB NO. PLG-10140	
DWG NO. -	
SCALE NTS	REV. -
DRAWN KW	DATE 20230808

Annex 2

Revised Layout Plan

