

This document is received on 2025-09-09
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2501999 1/9

By 2land

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-7KLN/108
	Date Received 收到日期	2025-09-09

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Welltune Transportation Limited (王棠記有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Top Bright Consultants Limited (才鴻顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 768 and 769 in DD78, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1,725 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 450 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture ("AGR")
(f) Current use(s) 現時用途	Vacant Land and Structures (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 09/07/2025 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)".
根據土地註冊處截至 09/07/2025 年 07 月 09 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of 1 "current land owner(s)".
已取得 1 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Lot 768 in DD78	07/08/2025
1	Lot 769 in DD78	07/08/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Vehicle Park for Crane Lorries and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 1,275sq.m ☒ About 約 Proposed covered land area 擬議有上蓋土地面積 450sq.m ☒ About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 2 Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☐ About 約 Proposed non-domestic floor area 擬議非住用樓面面積 450sq.m ☒ About 約 Proposed gross floor area 擬議總樓面面積 450sq.m ☒ About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 2 shelters for parking of crane lorries. (Height: about 7m)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 2 Motorcycle Parking Spaces 電單車車位 NA Light Goods Vehicle Parking Spaces 輕型貨車泊車位 NA Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NA Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NA Others (Please Specify) 其他 (請列明) 6 (Crane Lorries, under 24 tonnes)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 NA Coach Spaces 旅遊巴車位 NA Light Goods Vehicle Spaces 輕型貨車車位 NA Medium Goods Vehicle Spaces 中型貨車車位 NA Heavy Goods Vehicle Spaces 重型貨車車位 NA Others (Please Specify) 其他 (請列明) NA	

Proposed operating hours 擬議營運時間 Mondays to Saturdays (8am - 6pm), no operation on Sundays and Public Holidays.....																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) A local track leading to Lin Chuk Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
	No 否	☐																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情 																															
	No 否	☒																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 1,725 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 1. (20 - 23.5mPD) m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☐																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) NA
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to Chapter 6 of the Supplementary Planning Statement

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Lo Ming Kong

Project Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Top Bright Consultants Limited



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

29/08/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 768 and 769 in DD78, Ta Kwu Ling, New Territories
Site area 地盤面積	1,725 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Zoning 地帶	Agriculture ("AGR")
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Vehicle Park for Crane Lorries and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA ☐ About 約 ☐ Not more than 不多於	NA ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	450 ☒ About 約 ☐ Not more than 不多於	0.26 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	☐ (Not more than 不多於) m 米
		NA	☐ (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7	☒ (Not more than 不多於) m 米
		1	☒ (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	26 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		8
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Crane Lorries (under 24 tonnes) _____ _____ _____		2 NA NA NA NA 6
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NA
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		NA NA NA NA NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Location Plan, Site Plan, Plan Showing General Area.</u>		
<u>Extract from Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Land Filling Proposal, Drainage Proposal</u>		
<u> </u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary 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**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Welltune Transportation Limited

Planning Consultant:



Top Bright Consultants Ltd.

August, 2025

Executive Summary

This planning application is submitted on behalf of Welltune Transportation Limited (the “Applicant”) to seek planning permission from the Town Planning Board (the “Board”) for a temporary vehicle park for crane lorries and associated filling of land (the “Proposed Development”) for a period of 3 years at Lots 768 and 769 in DD78, Ta Kwu Ling, New Territories (the “Application Site”).

The Applicant is a local transport company that was established in 1997. Over the past 28 years, it has contributed to various large-scale infrastructure projects in Hong Kong. The Applicant provides professional crane lorry services and currently owns a fleet of 22 crane lorries in Hong Kong. They offer a variety of crane lorries of different sizes for delivering, collecting, and self-loading and unloading a wide range of items. The Applicant mainly serves large-scale civil construction projects, such as airports, highways, and new town developments.

The Applicant has been operating their business at Lot 29(Part) in DD95, Ho Sheung Heung, Kwu Tung North, N.T. (the “affected site”) since 2003. This site falls within the boundary of the Remaining Phase Development of Kwu Tung North New Development Area (NDA). On 16.1.2014, the Lands Department (LandsD) posted a notice at the affected site informing the Applicant that the draft outline zoning plan (OZP) for the Kwu Tung North and Fanling North NDAs had been published in the Gazette on 20.12.2013. As the Applicant’s operating premises are located within the affected area, demolition/relocation is required. In August 2022, the Applicant relocated from the affected site at the landowner’s request. Due to the short notice provided by the landowner, the Applicant temporarily leased portions of Lots 1265, 1268, 1269, 1270 and 1278RP in DD39, Sha Tau Kok, N.T. with an area of approximately 1,400 sq.m. Due to the insecure tenancy period at the relocated site, the Applicant has actively sought suitable alternative premises for relocation.

Due to the ongoing resumption of land in the Northern Metropolis for the development of NDAs, the Applicant is finding it difficult to identify potential relocation sites, as there are limited options available on the market. In December 2024, the Applicant finally identified and purchased the Application Site, which was used as a chicken farm in the 1980s and has been vacant for many years. The site is accessible via Lin Chuk Road, which connects to Lin Ma Hang Road and Heung Yuen Wai Highways, offering convenient transport links. The Application Site can meet the Applicant’s operational needs, and securing a relocation site is an imminent necessity in order to continue the affected business operations.

The Application Site, which covers an area of approximately 1,725 sq.m., is currently occupied by several vacant temporary structures. It falls within an “Agriculture” (“AGR”) zone on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2. The Application Site is small in scale and consists of six parking spaces for crane lorries (under 24 tonnes) under two 7m high shelters (225 sq.m. each), and two private car parking spaces for staff/visitors. There will be sufficient space within the Application Site for manoeuvring vehicles. The Application Site will be fenced off with 2.5 m-high hoardings. The proposed operating hours at the Application Site are restricted to 8:00 a.m. to 6:00 p.m., Mondays to Saturdays, with no operation on Sundays and public holidays.

The justifications of this application are: meeting the relocation needs of the Applicant; site unsuitable for agriculture rehabilitation; site falls outside the New Territories North New Town; more desirable interim use and efficient use of land resource; compatible with surrounding land uses; no adverse environmental or visual, drainage and traffic impacts; and not an undesirable precedent.

The Applicant therefore seeks the Board’s permission to use the Application Site for the proposed use for a temporary period of 3 years.

行政摘要

這宗規劃申請乃代表王棠記有限公司向城市規劃委員會(“城規會”)呈交，擬議在新界打鼓嶺丈量約份第 78 約地段第 768 號及 769 號(“申請地點”)，用作臨時吊機車停車場及相關填土工程(“申請用途”)，為期三年。

申請人是一家成立於 1997 年的本地運輸公司。過去 28 年來，該公司為香港多項大型基建項目作出貢獻。申請人提供專業的起重車服務，目前在香港擁有一支由 22 輛起重車組成的車隊。他們提供多種不同大小的起重貨車，用於運送、收集及自行裝卸各種物品。申請人主要服務於大型土木工程項目，如機場、高速公路及新市鎮發展。

申請人自 2003 年起一直在新界古洞北河上鄉丈量約份第 95 約地段第 29 號(部分)(“受影響地點”)經營業務。該地點位於古洞北新發展區餘下發展階段的範圍內。地政總署於 2014 年 1 月 16 日在受影響地點張貼告示，通知申請人古洞北及粉嶺北新發展區的分區計劃大綱草圖已於 2013 年 12 月 20 日刊憲。由於申請人的營運處所位於受影響範圍內，故須拆卸/搬遷。於 2022 年 8 月，申請人應土地擁有人的要求遷離受影響地點。由於土地擁有人給予的通知時間較短，申請人暫時租用新界沙頭角丈量約份第 39 約地段第 1265、1268、1269、1270 及 1278RP 號的部分地段，面積約 1,400 平方米。由於搬遷地點的租期不穩定，申請人已積極尋找其他合適的搬遷地點。

由於北部都會區持續收回土地以發展新發展區，申請人發現難以物色具潛力的搬遷地點，因為市場上可供選擇的地點有限。於 2024 年 12 月，申請人終於物色並購入申請地點，該地點於 1980 年代曾用作養雞場，並已空置多年。申請人可經蓮竹路前往該址，蓮竹路連接蓮麻坑路及香園圍公路，交通方便。申請地點能滿足申請人的營運需要，而為了繼續受影響的業務運作，覓地搬遷是迫在眉睫的需要。

申請地點的面積約為 1,725 平方米，目前有數個空置的臨時構築物，座落於打鼓嶺北分區計劃大綱核准圖編號 S/NE-TKLN/2 中的“農業”地帶。申請場地規模較小，包括兩個上蓋(每個上蓋約 225 平方米及 7 米高)以停泊六輛吊機車(24 噸以下)及兩個供職員/訪客使用的私家車停車位。申請地點內將有足夠空間供車輛調動。申請地點將以 2.5 米高的圍板圍起。申請地點的營運時間為星期一至星期六上午 8 時至下午 6 時，星期日及公眾假期不營業。

這宗規劃申請的理由為：滿足申請人的搬遷需要；選址不適合農業復耕；選址位於新界北新市鎮發展計劃以外；更理想的臨時用途及有效利用土地資源；與周邊土地用途相容；不會對環境或視覺、排水及交通造成不良影響；以及不會開創不良先例。因此，申請人希望城規會批准三年的臨時用途。

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SUMMARY OF APPLICATION

Applicant	: Welltune Transportation Limited
Applied Use	: Temporary Vehicle Park for Crane Lorries and Associated Filling of Land for a Period of 3 Years
Location	: Lots 768 and 769 in DD78, Ta Kwu Ling, New Territories
Site Area	: About 1,725 square metres Government Land: Nil
Lease	: Block Government Lease demised as agricultural land
Statutory Plan	: Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.5.2016
Zoning	: "Agriculture" ("AGR")
Previous Application	: Nil

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Welltune Transportation Limited (the “Applicant”) to seek planning permission from the Town Planning Board (the “Board”) for a temporary vehicle park for crane lorries and associated filling of land (the “Proposed Development”) for a period of 3 years at Lots 768 and 769 in DD78, Ta Kwu Ling, New Territories (the “Application Site”).
- 1.02 The Applicant is a local transport company that was established in 1997. Over the past 28 years, it has contributed to various large-scale infrastructure projects in Hong Kong. The Applicant provides professional crane lorry services and currently owns a fleet of 22 crane lorries in Hong Kong. They offer a variety of crane lorries of different sizes for delivering, collecting, and self-loading and unloading a wide range of items. The Applicant mainly serves large-scale civil construction projects, such as airports, highways, and new town developments.
- 1.03 The Applicant has been operating their business at Lot 29(Part) in DD95, Ho Sheung Heung, Kwu Tung North, N.T. (the “affected site”) since 2003. This site falls within the boundary of the Remaining Phase Development of Kwu Tung North New Development Area (NDA) (see **Appendix 1**). On 16.1.2014, the Lands Department (LandsD) posted a notice at the affected site informing the Applicant that the draft outline zoning plan (OZP) for the Kwu Tung North and Fanling North NDAs had been published in the Gazette on 20.12.2013. As the Applicant’s operating premises are located within the affected area, demolition/relocation is required (see **Appendix 2**). In August 2022, the Applicant relocated from the affected site at the landowner’s request. Due to the short notice provided by the landowner, the Applicant temporarily leased portions of Lots 1265, 1268, 1269, 1270 and 1278RP in DD39, Sha Tau Kok, N.T. with an area of approximately 1,400 sq.m. (the “relocated site”).
- 1.04 Due to the insecure tenancy period at the relocated site, the Applicant has actively sought suitable alternative premises for relocation. The basic requirements are that the premises must have sufficient space for crane lorries to park and manoeuvre; and proper roads and access points. Between 2023 and 2024, the Applicant conducted a thorough search for suitable sites and explored 4 other potential relocation sites. However, the proposed temporary relocation sites were ultimately not selected due to various reasons (see **Appendix 3**).
- 1.05 Due to the ongoing resumption of land in the Northern Metropolis for the development of NDAs, the Applicant is finding it difficult to identify potential relocation sites, as there are limited options available on the market. In December 2024, the Applicant finally identified and purchased the Application Site, which was used as a chicken farm in the 1980s and has been vacant for many years. The site is accessible via Lin Chuk Road, which connects to Lin Ma Hang Road and Heung Yuen Wai Highways, offering convenient transport links. The Application Site can meet the Applicant’s operational needs, and securing a relocation site is an imminent necessity in order to continue the affected business operations.
- 1.06 The Application Site, which covers an area of approximately 1,725 sq.m., is currently occupied by several vacant temporary structures. It falls within an “Agriculture” (“AGR”) zone on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2, which is intended to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. According to the covering Notes of the OZP, planning permission from the Board is required for

the temporary use or development of any land or buildings not exceeding a period of three years.

- 1.07 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the proposed development and provide justifications in support of the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is located north of Lin Chuk Road in Ta Kwu Ling, around 500 metres southeast of the Heung Yuen Wai Boundary Control Point in the New Territories. **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site, covers an area of approximately 1,725 square metres, was formerly a chicken farm and is currently vacant (see **Figure 2**). It consists of several small platforms at different levels, which were built to accommodate the farm's original structures. The Applicant will demolish all the vacant structures on the Application Site.

Surrounding Land Uses

- 2.03 The Application Site is located in a rural area dominated by abandoned farmland, vacant land and temporary structures. It is bounded by 3 permitted burial ground sites to the east, west and further west within the adjacent 'Green Belt' zones. An existing watercourse runs along the north-west side of the Application Site. To the south, across Lin Chuk Road, there is a pigsty. Further southwest is the site of Chuk Yuen Village. Further northwest is the Heung Yuen Wai Boundary Control Point. About 300 metres to the east is the NENT Landfill. **Figure 3** shows the Application Site in the context of its local surroundings.

Access

- 2.04 The Application Site is accessible via a local track that connects Lin Chuk Road to the south. Lin Chuk Road, meanwhile, connects Lin Ma Hang Road and the Heung Yuen Wai Highways to the west. A plan showing the access road is in **Figure 3**.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises Lots 768 and 769 in DD78, Ta Kwu Ling, New Territories. A plan showing the configuration of the Application Site is in **Figure 2**.
- 3.02 The subject lots are held under Block Government Lease and demised as agricultural land. The lease is virtually unrestricted, apart from the standard non-offensive trade clause, and will expire on 30.6.2047.

- 3.03 Should this application be approved, the Applicant will apply to the LandsD for a Short Term Waiver (STW) for the erection of the temporary structure.

4. PLANNING CONTEXT

Statutory Plan

- 4.01 According to the Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2 gazetted on 13.5.2016, the Application Site falls within an "Agriculture" ("AGR") zone (see **Figure 4**). The planning intention of the "AGR" zone is "to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes." According to the covering Notes of the OZP, planning permission from the Board is required for the temporary use or development of any land or buildings not exceeding a period of three years.

Previous Application

- 4.02 No previous application has ever been submitted for the Application Site.

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.01 The Applicant seeks planning permission to use the Application Site as a temporary vehicle park for crane lorries for a period of 3 years.

Site Layout and Design

- 5.02 The Layout Plan in **Figure 5** illustrates the proposed site configuration. The Application Site is small in scale and consists of six parking spaces for crane lorries (under 24 tonnes) under two 7m high shelters (225 sq.m. each), and two private car parking spaces for staff/visitors. There will be sufficient space within the Application Site for manoeuvring vehicles. The application site will be fenced off with 2.5 m-high hoardings. The development parameters of the proposed development are summarized as follows:

Application Area	About 1,725m ²
Total Floor Area (Non-domestic)	About 450m ²
No. and Height of Structures	2 temporary shelters for parking of crane lorries (7m, 1 storey)
No. of Parking Spaces	6 (for crane lorries) (3.5m x 11m each) 2 (for private vehicles) (2.5m x 5m each)
Operation Hours	8:00am to 6:00pm, with no operation on Sundays and Public Holidays

Access and Traffic Arrangement

- 5.03 The Application Site is accessible from Lin Chuk Road to the south via a local track. The existing 6.5-metre-wide access point to the southeast of the Application Site will be maintained by the Applicant. Taking into account the nature of the business and its operational requirements, the proposed development will generate a maximum of 6 round trips for crane lorries and 2 for private vehicles per day. The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Crane Lorries)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	3	2	0
09:00-10:00 (peak hour)	0	3	0	0
10:00-11:00	0	0	0	0
11:00-12:00	0	0	0	0
12:00-13:00	0	0	0	0
13:00-14:00	0	0	0	0
15:00-16:00	1	0	0	0
16:00-17:00	2	0	0	0
17:00-18:00 (peak hour)	3	0	0	2

Site Operations

- 5.04 The Application Site will only be used to park crane lorries (not exceeding 24 tonnes) owned by the Applicant. No vehicle washing, paint spraying, repairs or workshop activities will be conducted at the Application Site. The proposed operating hours at the Application Site are restricted to 8:00 a.m. to 6:00 p.m., Mondays to Saturdays, with no operation on Sundays and public holidays.

Land Filling Proposal

- 5.05 A land filling proposal (see **Appendix 4**) prepared by Ho Tin & Associates Consulting Engineers Limited is submitted together with this application. In general, the existing ground levels of the Application Site vary at about +20.5mPD on the south to about +22.5mPD on the north. The existing site levels of the whole Application Site (1,725 sq.m.) are proposed to be graded to form a gently sloping platform to accommodate the proposed parking of crane lorries. In order to protect the formed platform from erosion, the surface of the formed platform would be paved with 50mm thick bituminous material. The maximum height of filling would be about 1 metre above the existing ground level.
- 5.06 Since the proposed land filling works would merely consist of grading the existing ground levels in associated with construction of peripheral drainage channels, it would not cause any adverse impacts onto the surroundings.

Drainage Proposal

- 5.07 A drainage proposal (see **Appendix 5**) prepared by Ho Tin & Associates Consulting Engineers Limited is submitted together with this application. There are no prominent engineering

channels within the Application Site. Surface runoff of the concerned area including the Application Site would flow westward due to gravity into the existing watercourse running near the northwest of the Application Site. The watercourse runs toward the northwest direction further until reaching an existing nullah near Lin Ma Hang Road.

- 5.08 525mm U-channel at 1 in 200 gradient will be constructed at the periphery of the Application Site to intercept all crossing surface runoff. 100mm high gap will be formed at the bottom of the security hoarding/fence along the site boundary to ensure no surface runoff from the adjacent area to be obstructed. A new catchpit with trap will be constructed at the ends of the 525mm U channel before discharging into the existing watercourse to the northwest.

Fire Service Installations

- 5.09 The Applicant commits to providing fire service installations (FSIs) at the Application Site that meet the requirements of the Fire Services Department (FSD), ensuring that the proposed development can be operated safely.

Environmental Consideration

- 5.10 The entire site will be paved with 50mm thick bituminous material to minimise fugitive dust impacts from vehicle manoeuvring. Furthermore, to minimise the visual impact and any noise from site operations, no vehicle washing, paint spraying, repairing or workshop activities will be carried out within the Application Site.

6. JUSTIFICATIONS

Meeting the Relocation Needs of the Applicant

- 6.01 The Applicant is having difficulty identifying a suitable relocation site due to the ongoing resumption projects in the Northern Metropolis area. A significant number of brownfield sites in the Northern New Territories have been or will be resumed by the Government for the development of NDAs. Four prospective sites in the North District were reviewed but found to be unsuitable for various reasons (see **Appendix 3**). The Application Site is considered suitable to meet the operational needs of the Applicant due to its suitable size, affordable acquisition cost and relative isolation from residential developments. The applicant plays a significant role in the construction industry by supplying crane lorries to construction companies in Hong Kong. Approving this application would be a practical and reasonable solution to the applicant's relocation needs, as well as supporting the construction industry in Hong Kong.

Site Unsuitable for Agriculture Rehabilitation

- 6.02 Despite falling within an area zoned 'AGR', the Application Site is unsuitable for agricultural rehabilitation. The Application Site has been vacant for a considerable amount of time and has not been used for agricultural activities. As the surrounding areas of the Application Site consist mostly of burial grounds, abandoned agricultural land and unused/vacant land, the planning intention of the 'AGR' zone is not realised to its full potential until the surrounding characteristics revert entirely to agricultural use. Making more efficient use of the not fully developed

agricultural land would allow the Applicant to continue their operation and make better use of Hong Kong's scarce land resources. In contrast, interim development of the Application Site would not be deemed incompatible and would be able to flexibly meet the Applicant's operational needs and demand.

Site Falls Outside the New Territories North New Town

- 6.03 The Application Site is located outside the boundary of the New Territories North New Town project. The Applicant understands that the Application Site will not be affected by land resumption in the future. Over the next few years, the Government intends to carry out large-scale land resumption for the development of the Northern Metropolis. The Applicant can rest assured that they will be able to operate stably at the Application Site.

More Desirable Interim Use and Efficient Use of Land Resource

- 6.04 The Application Site is currently vacant. Rather than leaving it idle and allowing it to deteriorate, the proposed development provides an interim solution that makes full use of the land and involves the Applicant in upkeep and maintenance. Additionally, the proposed development would make full use of the location and the Application Site's exceptional physical state. It is considered fully commensurate with its local geographical setting and ideal for maximising land use without having an undesirable environmental impact.

Compatible with Surrounding Land Uses

- 6.05 The Application Site is located approximately 300m west of the NENT Landfill site. Its proximity to the landfill makes the area unattractive and unsuitable for NDA developments. However, the Application Site is conveniently located near a local track off Lin Chuk Road, which connects to Lin Ma Hang Road and the Heung Yuen Wai Highway. There are no residential dwellings in the immediate vicinity of the Application Site. The Application Site will only be used as a car park for crane lorries, which is a desirable interim use and compatible with the surrounding area.

No Adverse Environmental or Visual Impact

- 6.06 The Application Site will be used solely for parking crane lorries, with no workshop activities taking place there. Only two temporary shelters will be erected, and the site will be fenced off. Relevant mitigation measures will be implemented to minimise potential environmental impacts on the surrounding areas, and operating hours will be restricted to between 08:00 and 18:00. Therefore, the potential environmental impact of the proposed development is limited.

No Adverse Drainage Impact

- 6.07 The Application Site is not at risk of flooding and peripheral surface channels would be provided along the site boundary to intercept all surface runoff within the Application Site (see **Appendix 5**). The proposed development would not alter the existing drainage conditions and pattern of the area and the proposed drainage system would be maintained with appropriate drainage clearance and repair works. Therefore, the proposed development would not cause any adverse drainage impact onto the area.

No Adverse Traffic Impact

- 6.08 The proposed development is small in scale, with a maximum of six round trips per day by crane lorries to and from the Application Site. It is anticipated that the proposed development will generate minimal traffic on Lin Cheuk Road and that this will not cause congestion should the application be approved. In addition, sufficient space will be reserved at the Application Site for manoeuvring vehicles. The minimal volume of traffic generated by the proposed development is unlikely to have an adverse effect on the existing road networks. Under no circumstances will crane lorries need to queue outside the Application Site. Therefore, no adverse traffic impact is anticipated.

Not an Undesirable Precedent

- 6.09 The proposed development is an exceptional case, justified by the demand for land for parking space due to the resumption of land. The proposed development at the Application Site would support the construction industry, particularly given the increasing number of development projects in the Northern Metropolis in the coming years. Therefore, permission should only be granted for the development outlined in this application. As the Board considers each planning application on its individual merits, the physical state of the Application Site and its surroundings is always assessed on a case-by-case basis, even if they are of a similar nature. Approval of the current application should not imply approval of other similar applications under any circumstances.

7. CONCLUSION

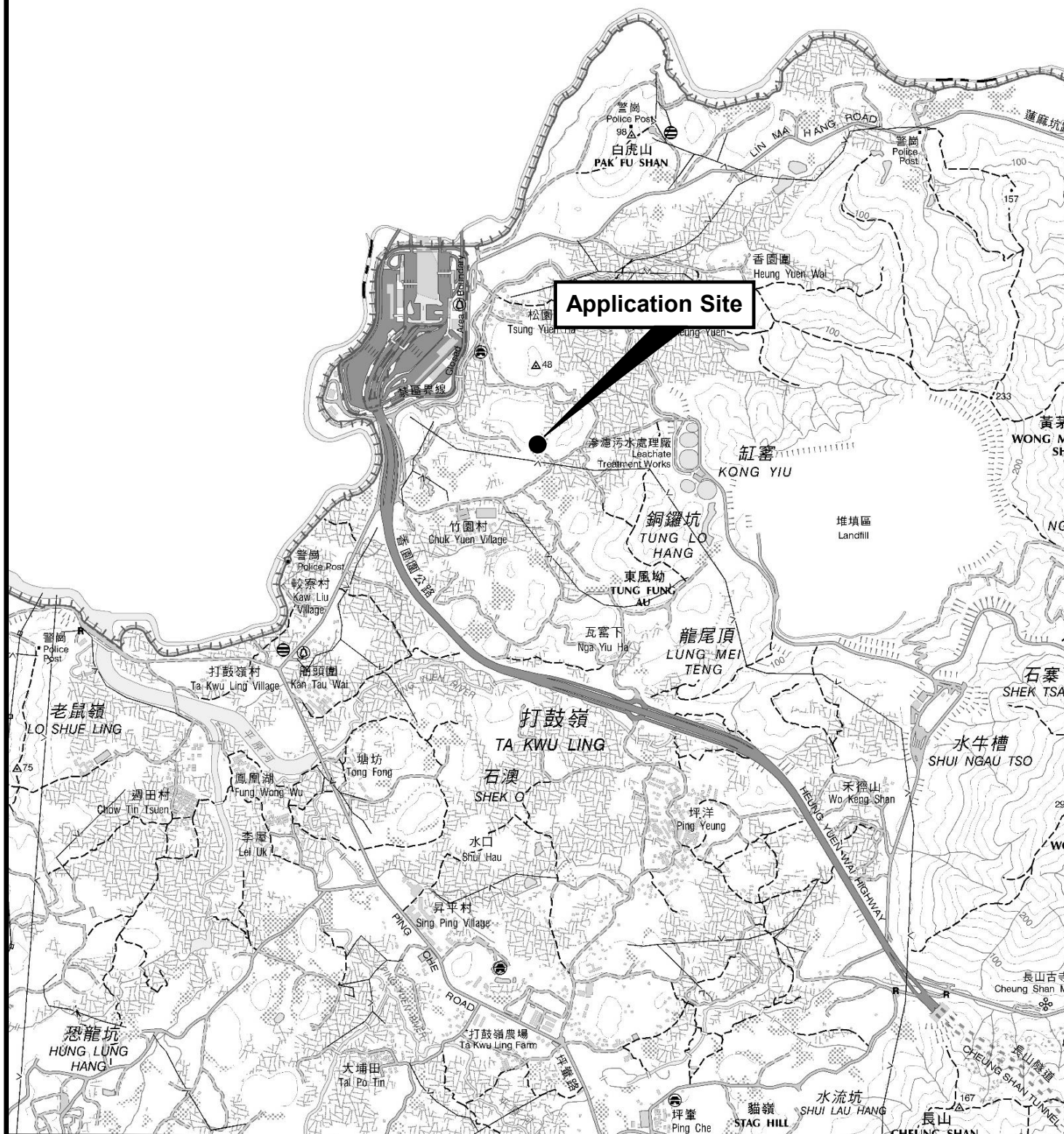
- 7.01 The Application Site falls within an “AGR” zone on the Ta Kwu Ling North OZP No. S/NE-TKLN/2. The Applicant is the operator affected by the resumption of land for the Remaining Phase Development of Kwu Tung North NDA project and this application is intended to facilitate the relocation of their businesses. Due to difficulties in identifying a suitable relocation site, the Applicant could only find temporary parking site with shorter tenancies before identifying the Application Site. Given the location of the site and the surrounding land uses, as well as the nature of the proposed development, the Application Site is considered to be the best location for the continuation of the Applicant’s operations in the form of a temporary vehicle park for crane lorries.
- 7.02 Despite the Application Site falling within the 'AGR' zone, the intended 'AGR' use is unlikely to be realised in the short term until the surrounding area is fully reverted to agricultural use. In contrast, the proposed interim development at the Application Site is deemed suitable for temporary use, with no interface problems expected to arise. Its location and geographical advantages will encourage the optimisation of valuable land resources and enable the Applicant to continue contributing to the construction industry in Hong Kong.
- 7.03 As no adverse impacts on the surrounding areas are anticipated, and the technical concerns of the relevant government departments can be addressed by implementing the approval conditions, the proposed development will not set an undesirable precedent.

7.04 In view of the foregoing submission and justifications, the Applicant respectfully requests that the Board give favourable consideration and approve this application for a period of 3 years.

Top Bright Consultants Ltd.

August 2025

蓮塘 LIANTANG



Top Bright Consultants Ltd.

Extract Plan Based on Map
Series HM20C of Sheet 3

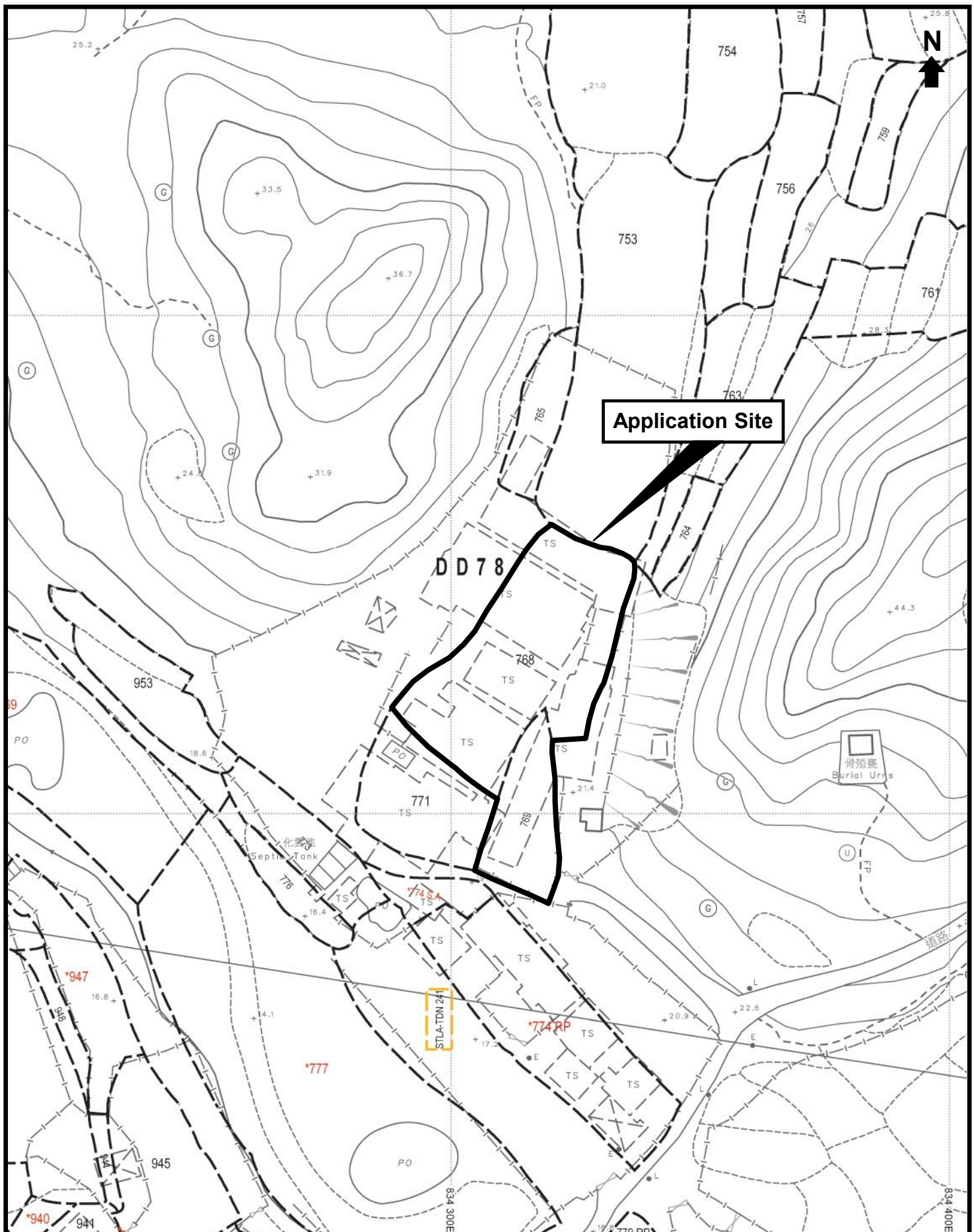
Location Plan

Scale 1 : 20 000

FIGURE 1

For Identification Purpose

Date: 30.7.2025



Top Bright Consultants Ltd.

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

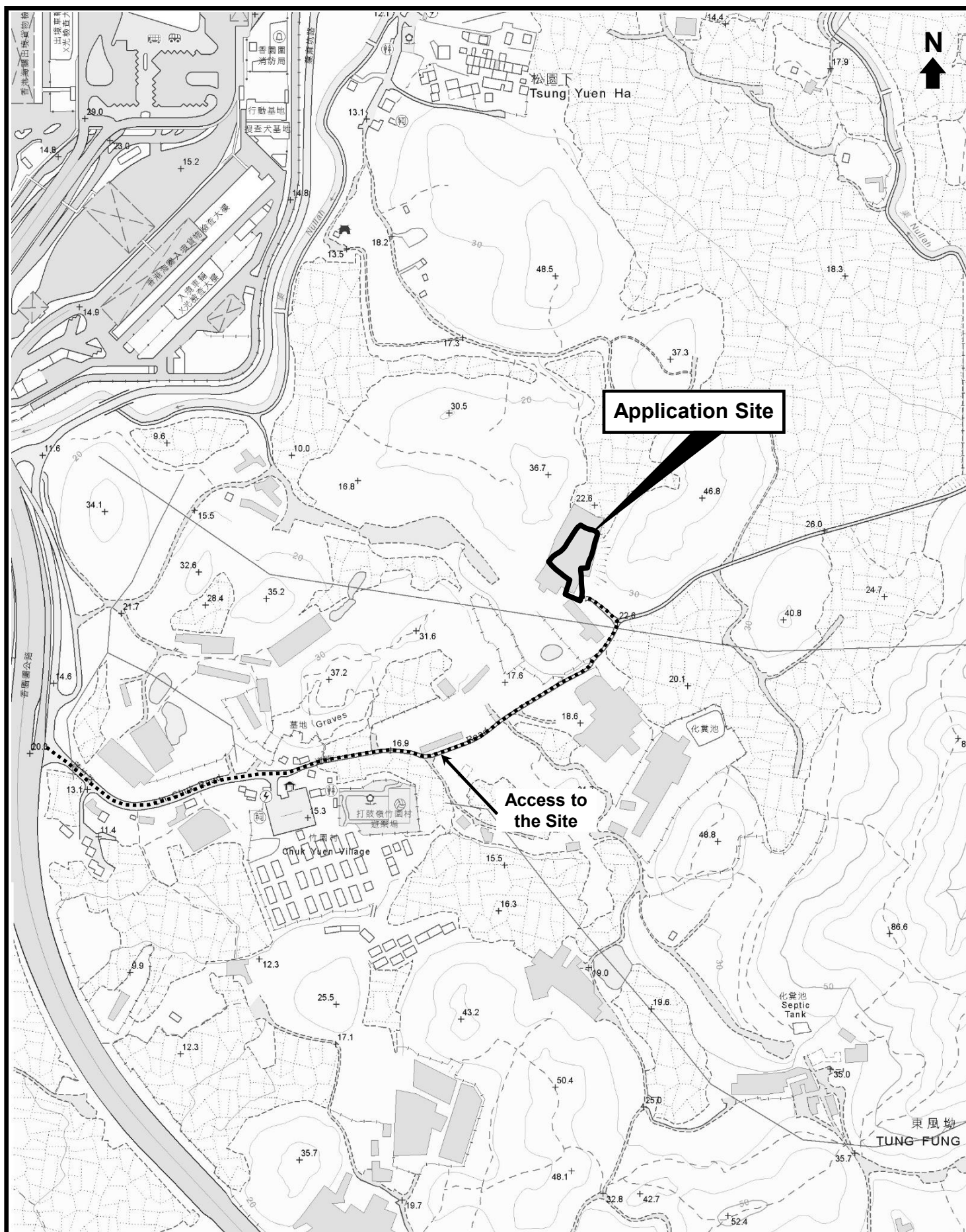
Site Plan

Scale 1 : 1 000

FIGURE 2

For Identification Purpose

Date: 30.7.2025



Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
3-NW-B & D

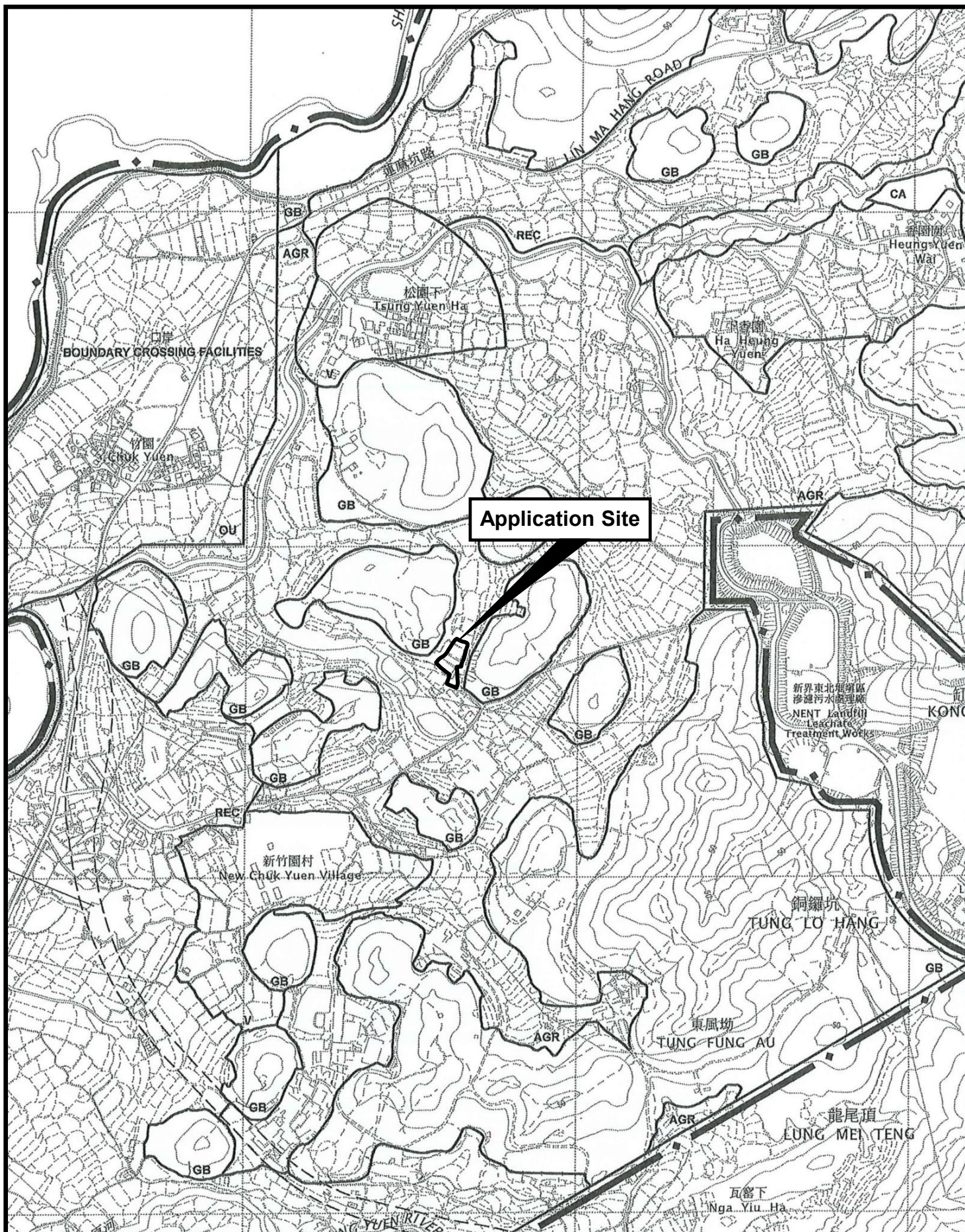
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 30.7.2025

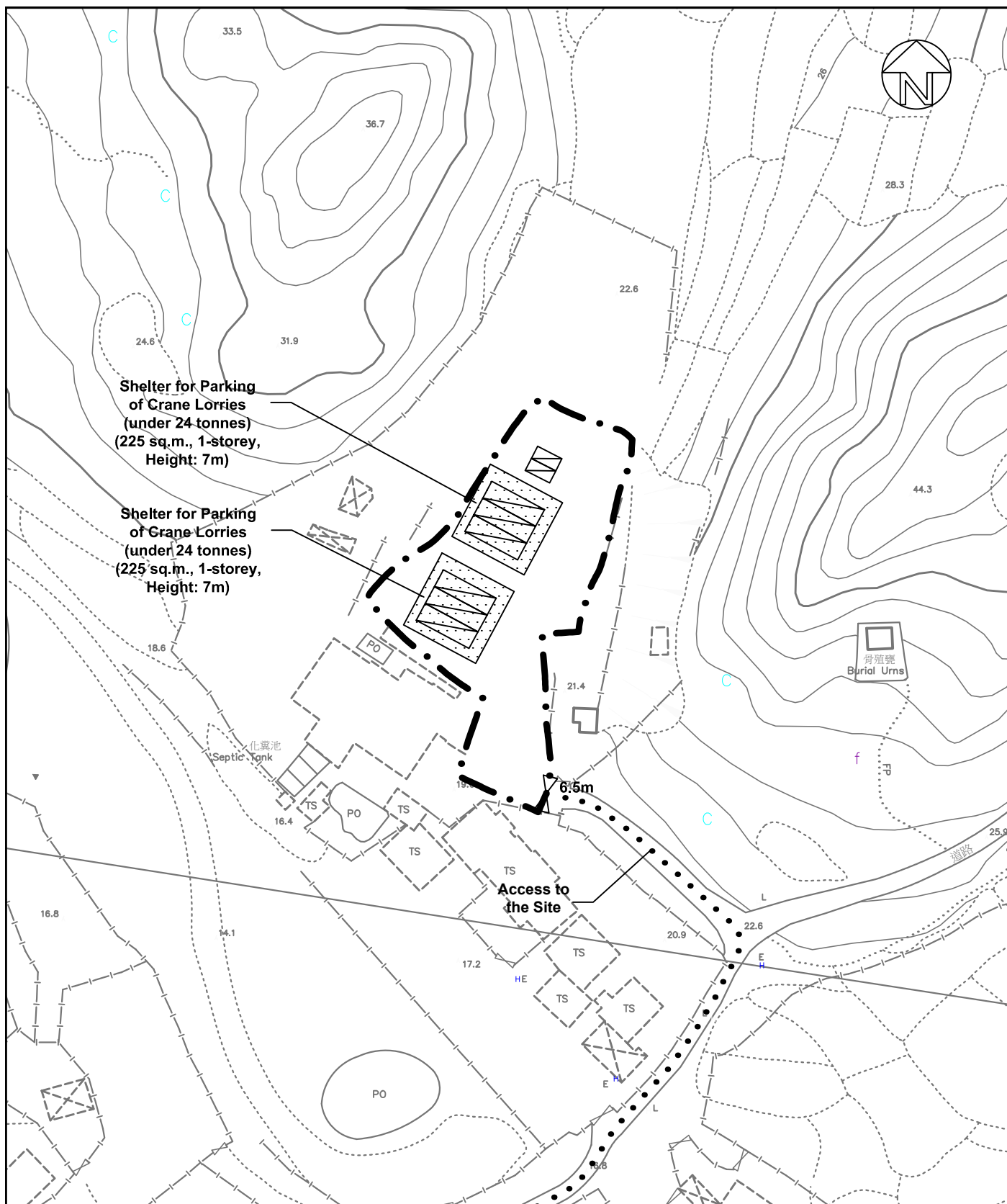


Extract from Ta Kwu Ling North Outline Zoning
Plan No. S/NE-TKLN/2 gazetted on 13.5.2016

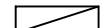
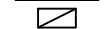
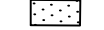
FIGURE 4

For Identification Purpose

Date: 30.7.2025



LEGEND:

-  Application Site (Area = about 1,725 sq.m.)
-  Parking Spaces for Crane Lorries (3.5m x 11m)
-  Parking Spaces for Staff/Visitors (2.5m x 5m)
-  Shelters for Parking



Top Bright Consultants Ltd.

Drawing No. :TB/25/864/05

Layout Plan

Lots 768 and 769 in DD78,
Lin Ma Hang, N.T.

FIGURE 5

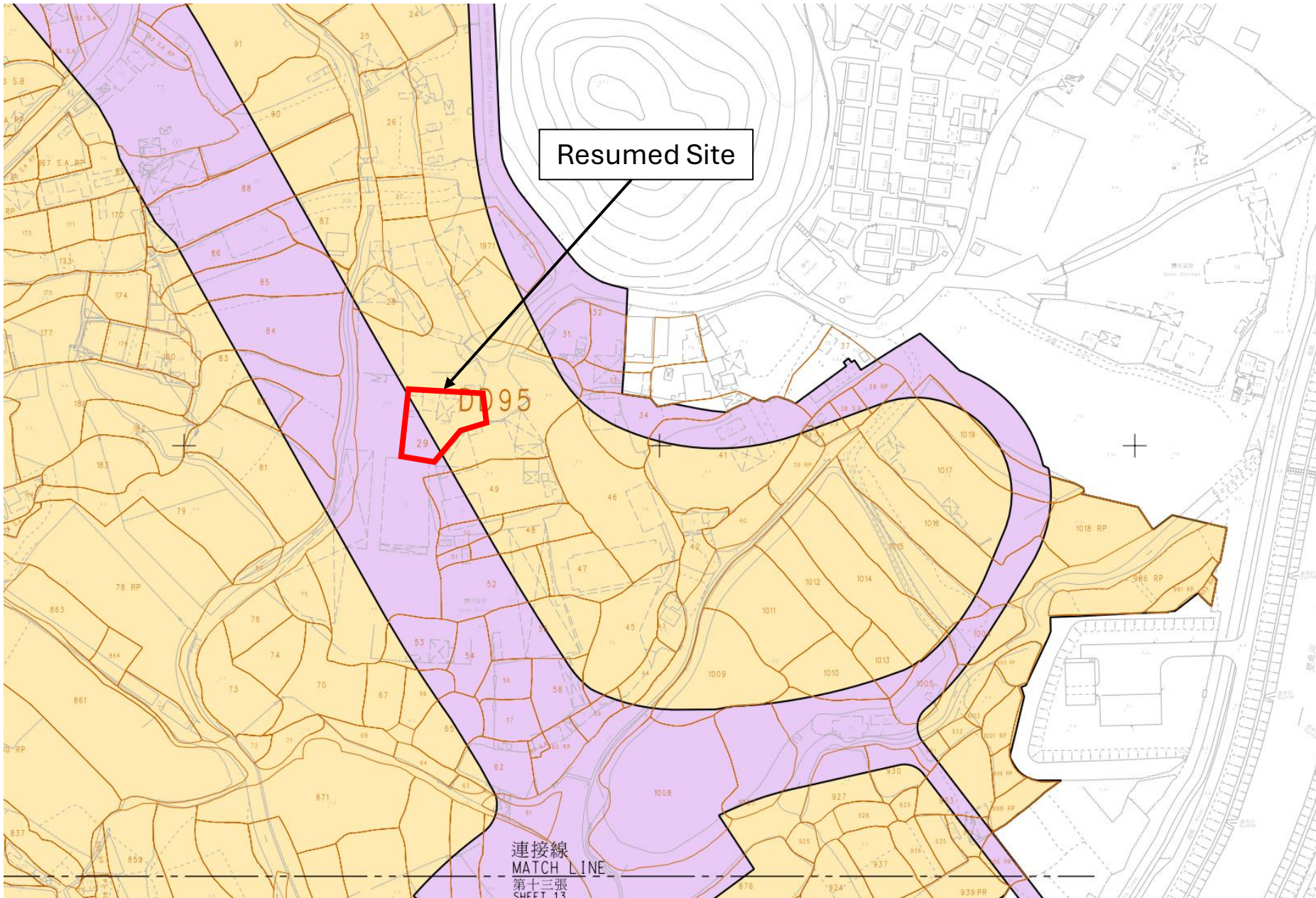
FOR IDENTIFICATION PURPOSE

Date: 30.7.2025

Scale: 1 : 1 000 (A4)

Location of Resumed Site

Lot 29(Part) in DD95, Ho Sheung Heung, Kwu Tung North, N.T.



索引圖

KEY PLAN

注釋：
NOTE:

圖中以粉紅色標示的土地，已於2022年9月30日根據《道路（工程、使用及補償）條例》（第370章），以及《水污染管制（排污設備）規例》（第358AL章）第26條引用《道路（工程、使用及補償）條例》（第370章），分別藉《憲報》2022年第5385號、第5386號、第5390號及第5391號政府公報公佈周知。

THE LANDS AS SHOWN COLOURED PINK WERE GAZETTED ON 30 SEPTEMBER 2022 UNDER THE ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) AND THE ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) AS APPLIED BY SECTION 26 OF THE WATER POLLUTION CONTROL (SEWERAGE) REGULATION (CHAPTER 358AL) IN G.N. NOS. 5385, 5386, 5390 AND 5391 OF 2022 RESPECTIVELY.

圖例
LEGEND:

- 丈量約份界線
DEMARCATORY DISTRICT BOUNDARY
- 地段界限及地段編號
LOT BOUNDARY AND LOT NUMBER
- 擬議根據《收回土地條例》（第124章）收回的土地
PROPOSED LAND RESUMPTION UNDER LANDS RESUMPTION ORDINANCE (CHAPTER 124)
- 擬議根據《道路（工程、使用及補償）條例》（第370章）或《水污染管制（排污設備）規例》（第358AL章）第26條引用《道路（工程、使用及補償）條例》（第370章）收回的土地
PROPOSED LAND RESUMPTION UNDER ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) OR ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370) AS APPLIED BY SECTION 26 OF THE WATER POLLUTION CONTROL (SEWERAGE) REGULATION (CHAPTER 358AL)

聲明：
DISCLAIMER:

此圖只做識別用。圖中的資料可能會被修改，而恕不另行通知。

IT IS FOR IDENTIFICATION ONLY. THE INFORMATION SHOWN MAY BE AMENDED WITHOUT PRIOR NOTIFICATION.

Area: about 1,000 sq.m.

Extract of Proposed Resumption Plan (Sheet 8)

Aerial Photos of Resumed Site

2003



Aerial Photo No.: CW51301
Date: 20.10.2003

2022



Aerial Photo No.: E174725C1
Date: 18.12.2022

Site Photos of Resumed Site



電話 Tel: 3516 8233
圖文傳真 Fax: 2660 9770
電郵地址 Email: www.landsd.gov.hk
本署檔號 Our Ref.: LD/C(2)N/1/14
來函檔號 Your Ref.

來函請註明本署檔號

Please quote our reference in your reply

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16 January 2014

Survey Notice

[To be posted on structures to be surveyed]

The draft Outline Zoning Plans for Kwu Tung North and Fanling North New Development Areas (NDAs) were gazetted on 20 December 2013. Notice is hereby given that these areas may be cleared/required for development of the NDAs in future. Lands Department staff are now carrying out a freezing survey in order to establish the eligibilities for rehousing and ex-gratia payments, if any, of the residents, occupiers, operators of shops, workshops and other undertakings affected by the NDAs development.

2. Every effort will be made to minimize inconvenience caused to residents/occupiers when the freezing survey work is being carried out. Residents/occupiers are requested to cooperate with Lands Department staff to enable this work to be completed as soon as possible. Arrangements will be made to contact separately any persons who cannot be contacted during the survey.

3. Attention is drawn to the fact that any person who commences occupation, or operation of any trades, in these areas on or after the date of this notice will not be considered for rehousing or ex-gratia payment.

4. Please note that whether or not the structure(s) surveyed have to be cleared by Government and the timing of such clearance have not yet been decided upon at this stage. When the Government gives approvals in future for land resumption/clearance in accordance with the statutory processes, affected residents/occupiers will be further notified.

5. Enquiries about the survey and information mentioned above can be directed to Lands Department via the Lands Department Hotline (telephone number : 3516 8233) from 9:00 a.m. to 12:30 p.m. and from 2:00 p.m. to 5:30 p.m. from Mondays to Fridays (except general holidays).

(LEE Kwok-leung)
for Director of Lands

登記通告

[張貼於登記的構築物]

古洞北及粉嶺北新發展區(新發展區)分區計劃大綱的草圖已於2013年12月20日在憲報公佈了。現謹通知這地區將來可能需要清拆 / 收回作發展該等新發展區。為此，本署職員現正進行凍結登記，收集住戶和商戶的資料，以便日後當確定需要清拆時，用作審核有關住戶、佔用人，以及舖戶、工場及經營其他行業的商戶可否獲得安置或領取特惠津貼的資格。

二、 在展開凍結登記時，本署將盡量減低對各住戶/佔用人所引起的不便。謹請各住戶/佔用人與本署職員合作，使此項工作得以盡早完成。對於未能在登記時聯絡上的人士，本署將會作出安排，另行與他們聯絡。

三、 凡在此通告發出之日或其後才開始在此地區居住、佔用或經營的人士，將不獲考慮予以安置或發放特惠津貼，希為留意。

四、 請留意，已登記的構築物是否需要清拆，以及何時進行，現階段仍未有定案。日後，當政府按法定程序批准進行有關收地及清拆計劃後，當局將會另行通知受影響的住戶 / 佔用人。

五、 如欲查詢有關本登記及此通告的資料，可於星期一至五(公眾假期除外)上午9時至下午12時30分及下午2時至下午5時30分致電地政總署熱線(電話：3516 8233)。

日期：2014年1月16日

地政總署署長
(李國良 代行)



電話 Tel: 3547 0748
圖文傳真 Fax: 3547 0756
電郵地址 Email: lep7@landsd.gov.hk
本署檔號 Our Ref: (16) in LD NDA/POL/8/1/285
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply



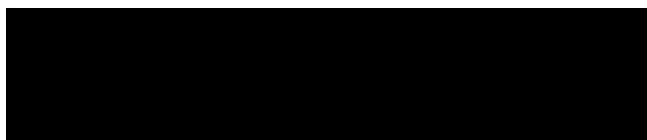
地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

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39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website: www.landsd.gov.hk

王棠記有限公司



(經辦人: 王先生)

王先生:

郵寄及現場張貼

7-6-24
URGENT

古洞北/粉嶺北新發展區餘下階段發展

丈量約份第95約地段第29號

露天/戶外業務清拆編號: X10/37-41

貴公司在上址經營的露天/戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上址經營露天/戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

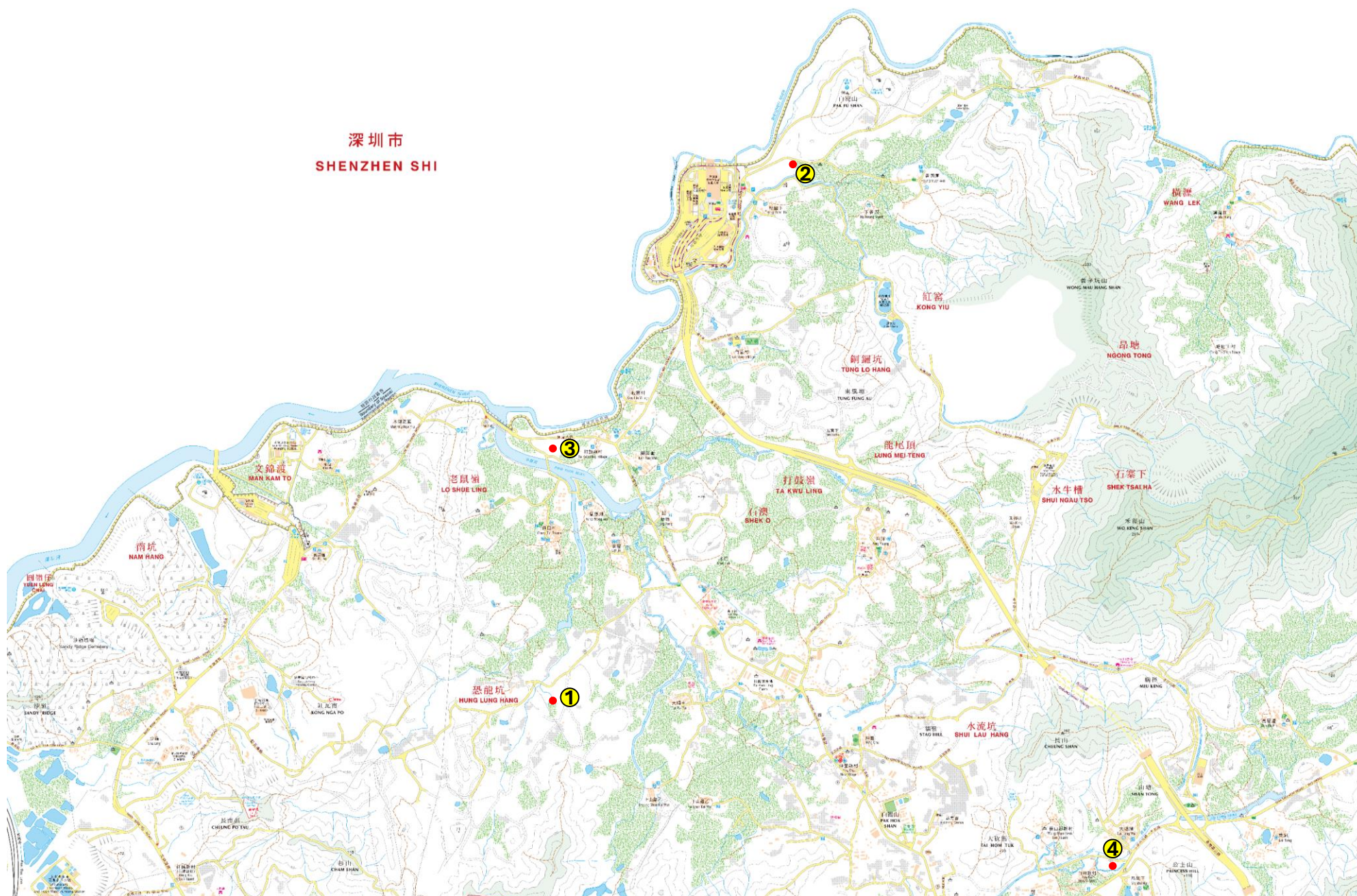
故現請貴公司於2024年6月7日或之前向本辦事處提供下列文件(如適用)的副本，以便評核貴公司是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在2014年1月16日至今的營運單據：
 - (a) 報稅單或繳稅單 (b) 營業損益表
 - (c) 火險保單單據 (d) 僱員保險單據
 - (e) 器材保養單據 (f) 商業登記證
 - (g) 供電單據 (h) 電話單據
 - (i) 供水單據 (j) 資訊服務單據
- (3) 其他有效證明文件

Possible Relocation Sites

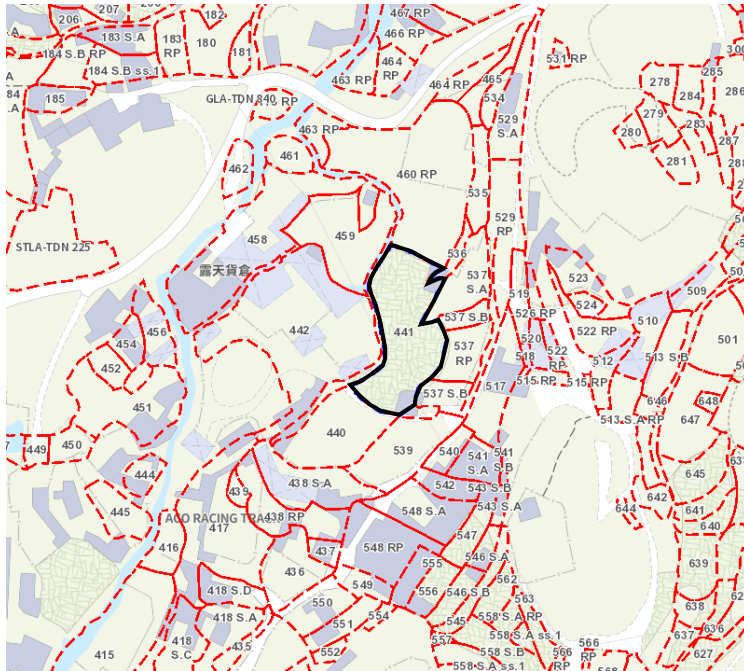
	Possible Relocation Sites	Site Area (m ²) (about)	Zoning	Reasons for unsuitable for relocation
1	DD87 Lot 441	3,798	“AGR”	- Half of the site is currently using for active agricultural purpose - Site larger than the resumed site - Tenancy period not secured
2	DD80 Lots 73 S.B RP and 76 S.B RP	1,890	“REC”	- Site required clearance of vegetation - Site might be subject to future land resumption
3	DD82 Lots 165RP and 166RP	2,250	“REC”	- Access road to the site is too narrow for crane lorries - Site located close to nearby domestic structures - Site larger than the resumed site
4	DD46 Lot 11RP	3,487	“AGR”	- No proper access to the site - Site close to the nearby village settlements - Site close to an existing stream - Site larger than the resumed site

Location of Possible Relocation Sites



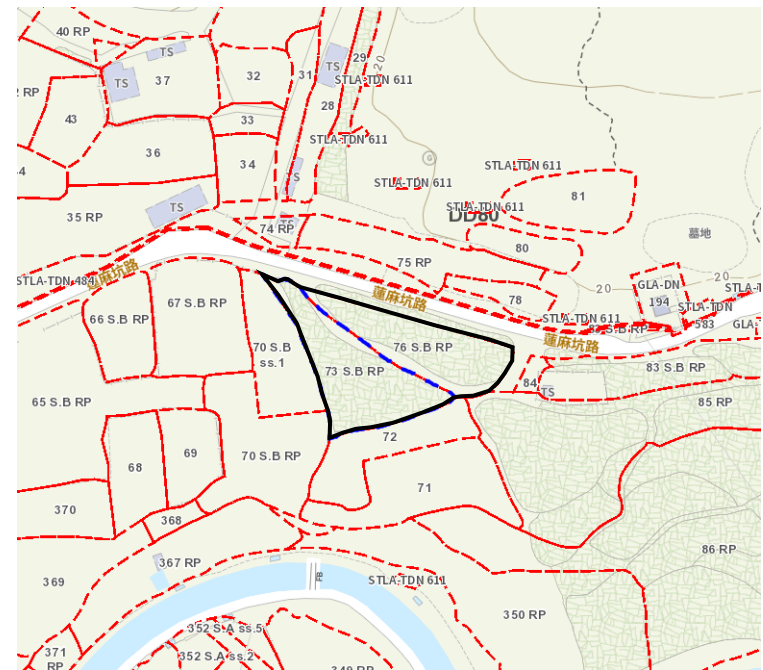
Site Plan of Possible Relocation Sites

①



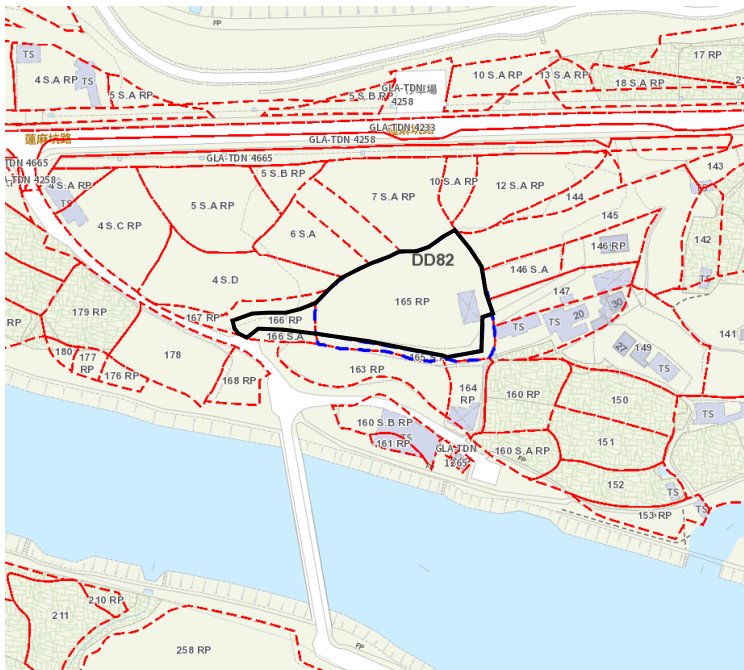
DD77 Lot 441

②



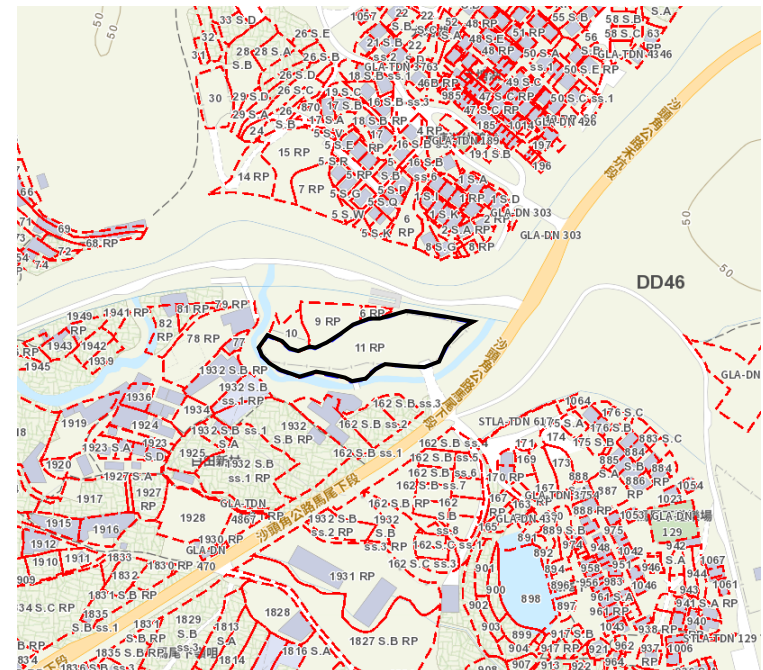
DD80 Lots 73 S.B RP and 76 S.B RP

③



DD82 Lots 165RP and 166RP

④



DD46 Lot 11RP

Land Filling Plan Submission in support of
S16 Planning Application
for Proposed Crane Vehicles Park
for a Period of 3 Years in “Agricultural” zone
at Lot 768 and 769 in DD78, Chuk Yuen Village, Ta Kwu Ling,
New Territories

(HT25059)

August 2025

Geotechnical Consultant:

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

Prepared & approved by	LEE Kwok Cheung <i>RPE(Geo, Civil, Env)</i>	
------------------------	--	---

1. Background

- 1.1 With respect to a S16 Planning Application for a Proposed Crane Vehicles Park for a Period of 3 Years in “Agricultural” zone at Lot 768 and 769 in DD78, Chuk Yuen Village, Ta Kwu Ling, New Territories, Messrs. Ho Tin & Associates Consulting Engineers Limited was appointed to prepare a land filling plan submission.
- 1.2 A separate Drainage Submission is also prepared and submitted under the subject Section 16 Planning Application. Drainage issues related to the subject site/development shall be referred to the Drainage Submission.

2. The Subject Site and Proposed Development

- 2.1 The subject site with a total site area of about 1,725m² comprises of Lot 768 and 769 in DD78, Chuk Yuen Village, Ta Kwu Ling, New Territories. It is located at about 300m to the northeast of Chuk Yuen Village and between a local road running along the southeast side and an existing watercourse running along the northwest side. Site Location Plan and Site Plan is shown in **Figure D1** and **D2** respectively.
- 2.2 The proposed development consists of two numbers of parking area of which each area can accommodate three lorry cranes under a 7m high shelter (225m² area) and two additional parking spaces for staff/visitors. A plan showing the proposed site layout is at **Figure D3**.

3. Existing Subject Site Conditions

- 3.1 The subject site was formerly a chicken farm and is vacant at present. It consists of several small platforms at different levels to accommodate the pre-existing farm structures. In general, the existing ground of the subject site slope from the east to the west, and the existing subject site levels vary at about +20.5mPD on the south to about +22.5mPD on the north.
- 3.2 There is no prominent engineering channels within the subject site. Surface runoff of the concerned area including the subject site would flow westward due to gravity into the existing watercourse running near the northwest side of the subject site. The watercourse runs toward the northwest direction further until reaching an existing

nullah near Lin Ma Hang Road. The existing watercourses in the vicinity of the subject site are shown in **Figure D4**.

3.3 Current conditions of the subject site and its surrounding areas are shown in the following photos (photo taking locations are shown on **Figure D2**):



	
Plate 7 – Existing pond outside the western corner of the subject site	Plate 8 – Viewing toward the existing entrance within the subject site
	
Plate 9	Plate 10
	
Plate 11	Plate 12



Plate 13 – Existing sloping ground to the east of the subject site



Plate 14 – Viewing toward the south of the subject site



Plate 15 – Viewing toward the west of the subject site



Plate 16 – Viewing toward the north of the subject site

4. Proposed Land Filling Activities

- 4.1 The subject site is a small site with a total site area of about 1,725m². The existing subject site levels are proposed to be graded to form a gently sloping platform to accommodate the proposed crane vehicles park use. In order to protect the formed platform from erosion, the surface of the formed platform would be paved with 50mm thick bituminous material. The Proposed Land Filling Plan and Site Sections is as shown in **Figure SF1** and **SF2** respectively.
- 4.2 In accordance with the recommendations in the separate Drainage Submission, new peripheral 525mm U channel at 1 in 200 gradient is proposed to be constructed for the subject development. A Proposed Stormwater Drainage Layout Plan is shown in **Figure D5**.

4.3 Extent of the proposed land filling works would be as follows:

- (i) Area of filling: in principle, the existing ground levels of the whole subject site will be graded in order to form a smooth sloping platform to facilitate the proposed crane vehicles park use. Therefore, the total grading area is about 1,725m².
- (ii) Volume of bituminous material (for surface protection): about 1,725 x 0.05 = 86.25m³.

Volume of fill material: about 762m³,

Volume of cut material: about 200m³,

Net volume of fill material: about 562m³.
- (iii) Height of filling: the maximum height of filling would be about 1 meter above the existing ground level.

4.4 Fill material: in addition to the 50mm thick bituminous material paved on the top of the platform, the fill material shall comply with the general fill material as specified in the General Specification for Civil Engineering Works (2020 Edition) of the HKSAR.

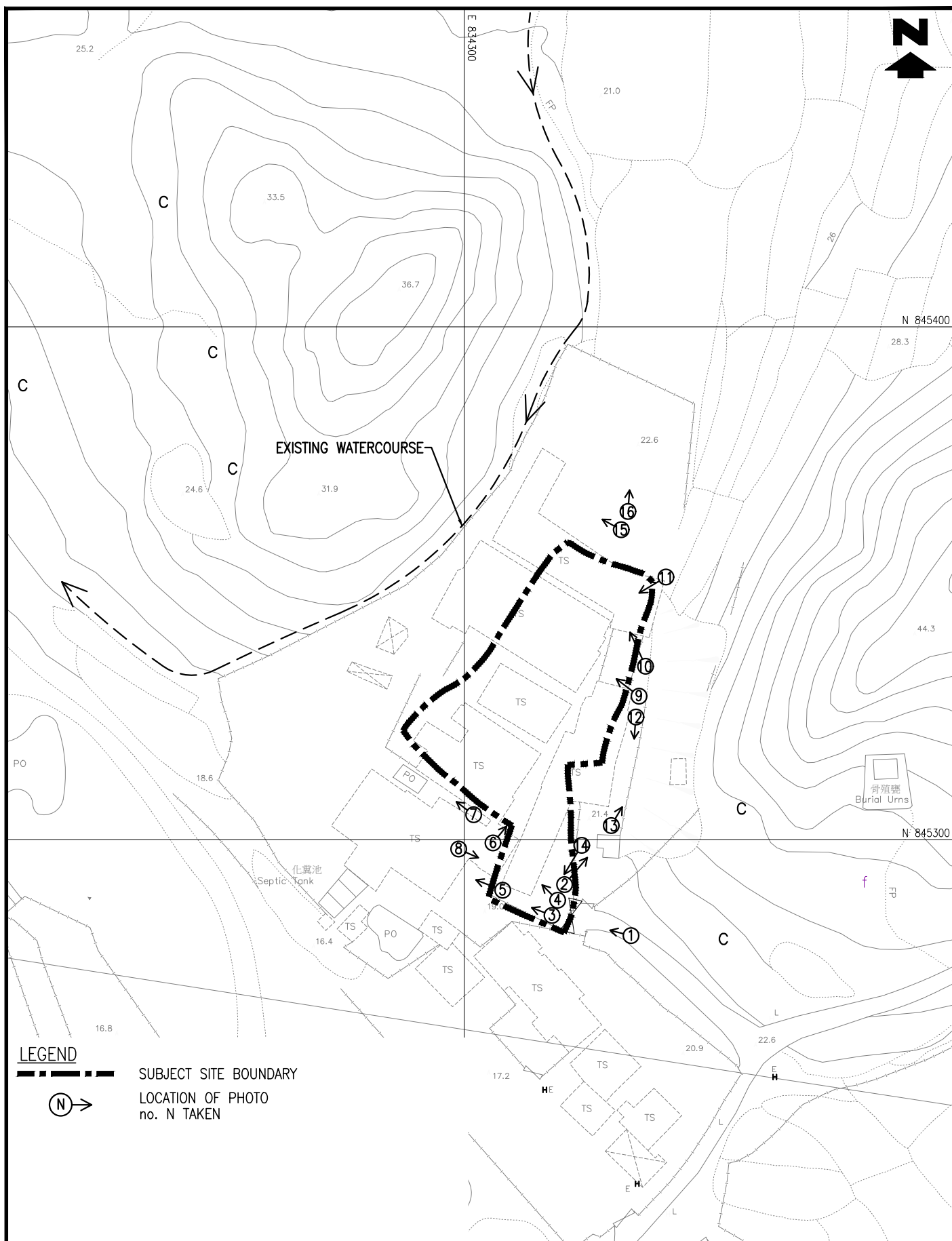
4.5 Method: deposition and compaction of fill material shall comply with relevant requirements as specified in the General Specification for Civil Engineering Works (2020 Edition) of the HKSAR.

5. Conclusion and Recommendations

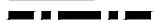
5.1 The subject development as Crane Vehicles Park in “Agricultural” zone will be for temporary use for a period of 3 years. The existing site levels would be graded to form a gently sloping platform to accommodate the proposed crane vehicles park use.

5.2 The proposed land filling works would merely consist of grading the existing ground levels in associated with construction of peripheral channels. It would not cause any adverse impacts onto the surroundings.

H:\25059_ChukYuenVillage\DRAWING\25059_FIGD2_00 FIGD3_00 FIGD4_00 & FIGD5_00.dwg, 3/6/2025 14:51:40



LEGEND



SUBJECT SITE BOUNDARY
LOCATION OF PHOTO
no. N TAKEN

TITLE

EXISTING DRAINAGE AND LOCATIONS
OF PHOTO TAKEN

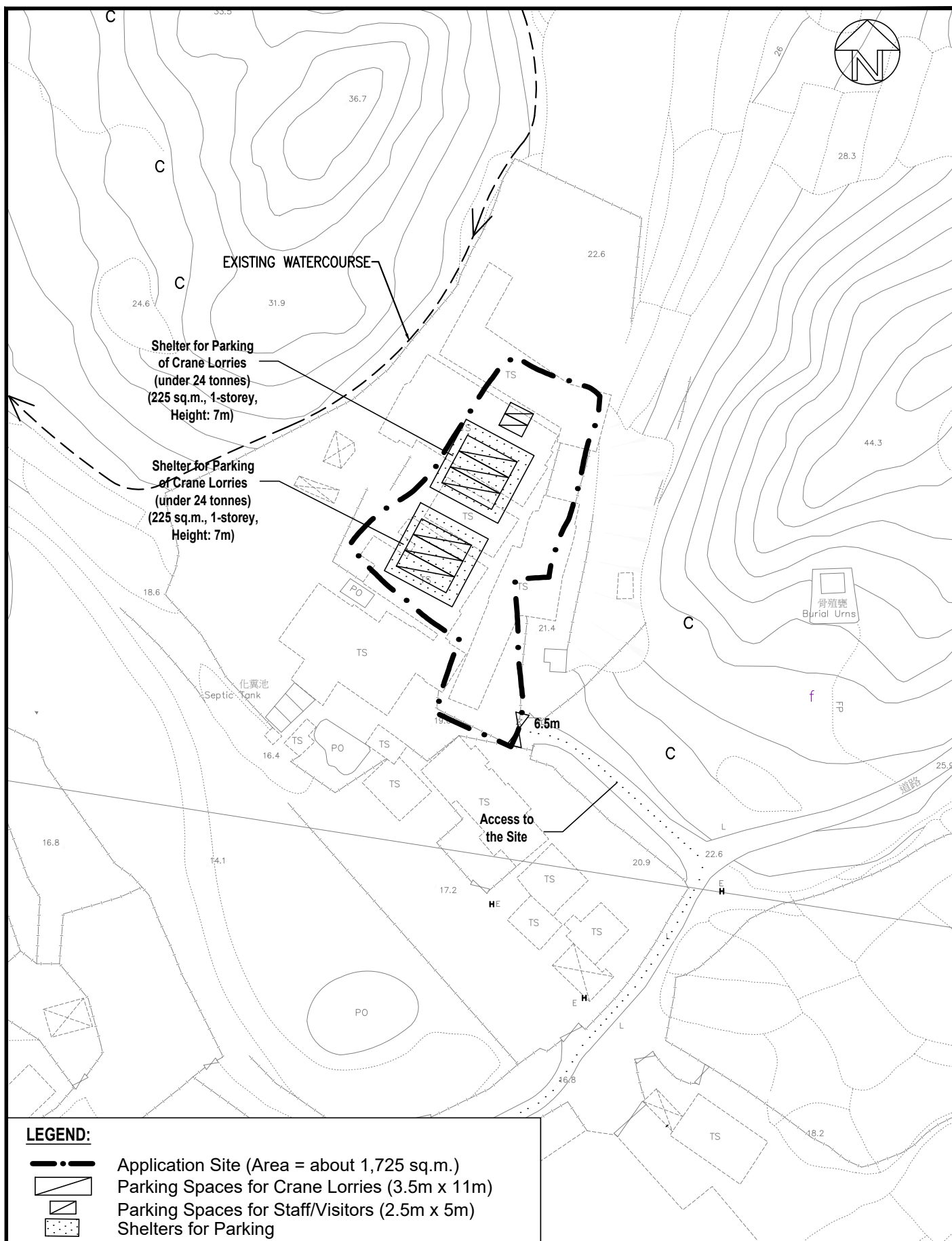
何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE

1 : 1000 - A4

DRAWING No.

FIGURE D2



LEGEND:

-  Application Site (Area = about 1,725 sq.m.)
-  Parking Spaces for Crane Lorries (3.5m x 11m)
-  Parking Spaces for Staff/Visitors (2.5m x 5m)
-  Shelters for Parking

TITLE

LAYOUT PLAN

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE

1 : 1000 - A4

DRAWING No.

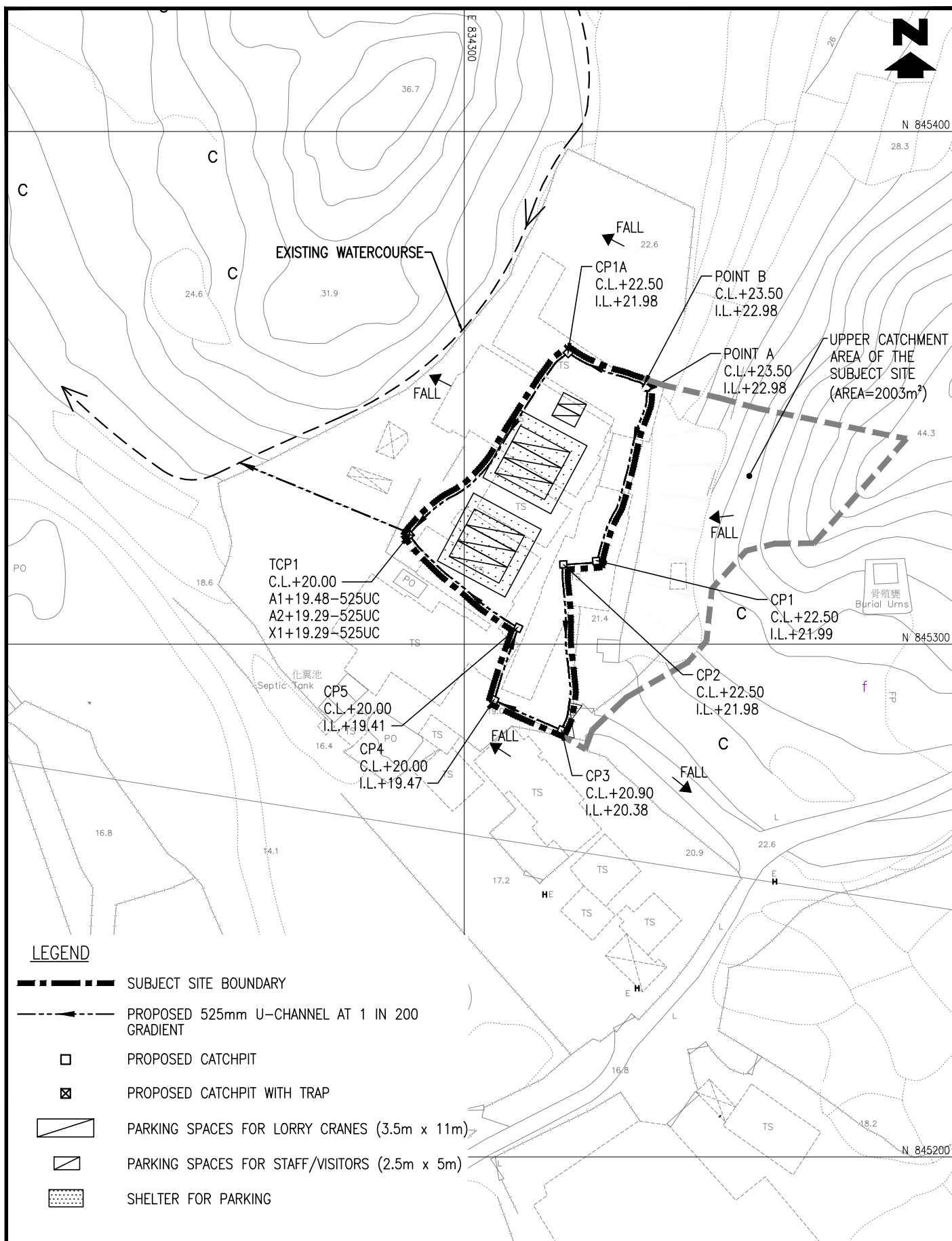
FIGURE D3

H:\25059_ChukYuenVillage\DRAWING\25059_FIGD2_00 FIGD3_00 FIGD4_00 & FIGD5_00.dwg, 3/6/2025 14:52:50



	PROJECT	何田顧問工程師有限公司 HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED	
	TITLE EXISTING WATERCOURSES IN THE VICINITY OF THE SUBJECT SITE	SCALE N.T.S.	DRAWING No. FIGURE D4

H:\25059_ChukYuenVillage\DRAWING\25059_FIGD2_00 FIGD3_01 FIGD4_00 & FIGD5_01.dwg, 15/8/2025 16:16:06



TITLE

PROPOSED STORMWATER DRAINAGE LAYOUT PLAN

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

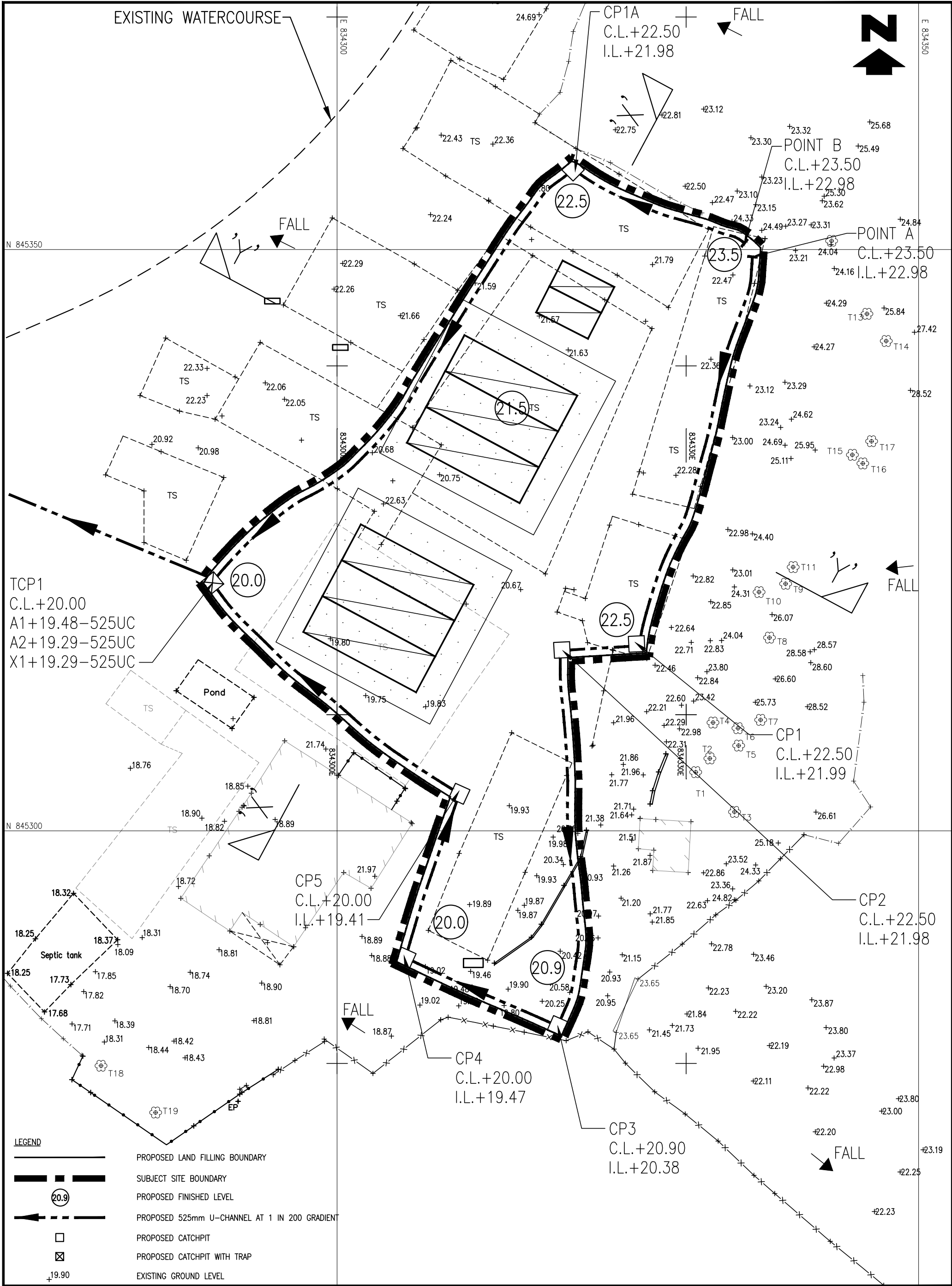
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1 : 1000 - A4

DRAWING No.

FIGURE D5

H:\25059_ChukYuenVillage\DRAWING\25059_FIGSF1_01 & FIGSF2_00.dwg, 18/8/2025 9:38:58



PROJECT

TITLE

PROPOSED LAND FILLING PLAN

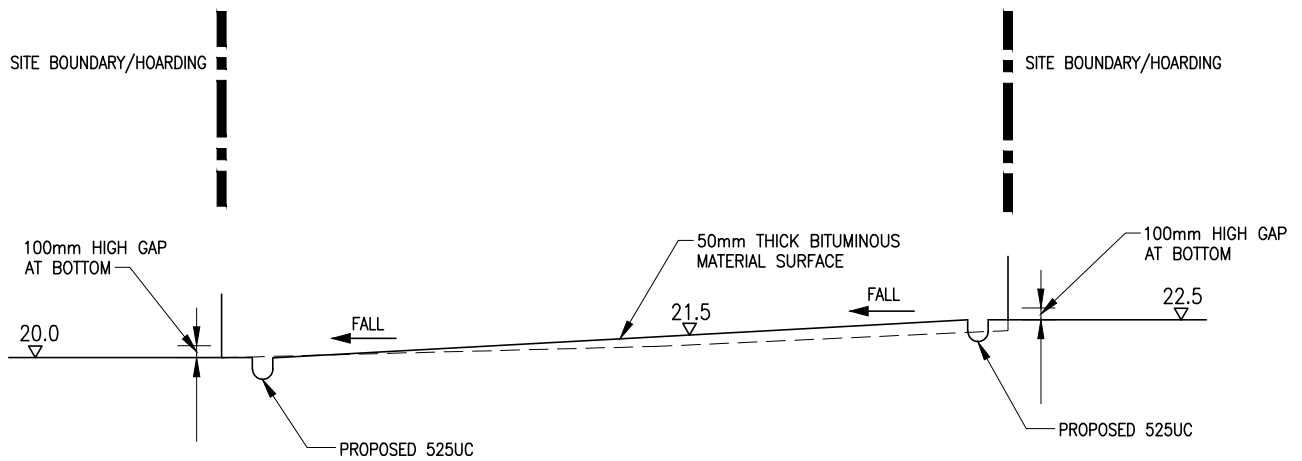
何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE

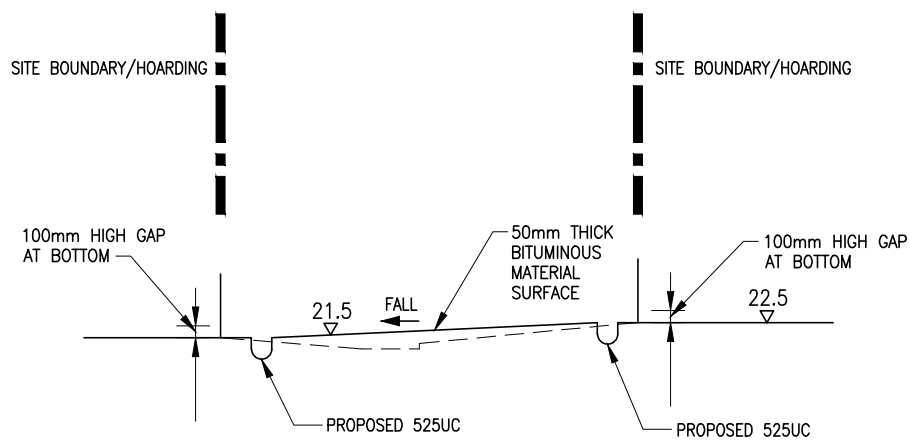
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DRAWING No.

FIGURE SF1



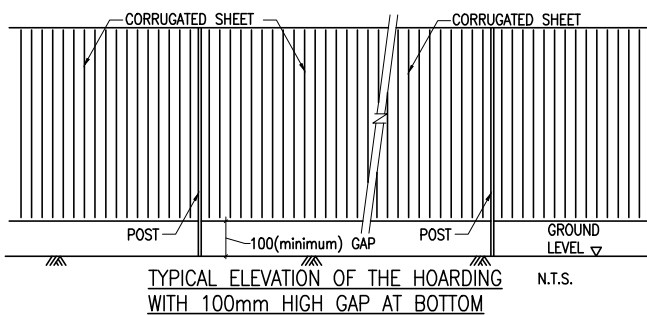
SECTION 'X'-'X'



SECTION 'Y'-'Y'

LEGEND

- PROPOSED FINISHED LEVEL
- - - EXISTING LEVEL



TITLE

SITE SECTIONS

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE

1 : 500 - A4

DRAWING No.

FIGURE SF2

Drainage Submission in support of
S16 Planning Application
for Proposed Crane Vehicles Park
for a Period of 3 Years in “Agricultural” zone
at Lot 768 and 769 in DD78, Chuk Yuen Village, Ta Kwu Ling,
New Territories

(HT25059)

August 2025

Drainage Consultant:

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

Prepared & approved by	LEE Kwok Cheung <i>RPE(Civil)</i>	
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1. Background

- 1.1 With respect to a S16 Planning Application for a Proposed Crane Vehicles Park for a Period of 3 Years in “Agricultural” zone at Lot 768 and 769 in DD78, Chuk Yuen Village, Ta Kwu Ling, New Territories, Messrs. Ho Tin & Associates Consulting Engineers Limited was appointed to prepare a drainage submission.

2. Approach to Prepare this Proposal

- 2.1 This Drainage Submission is prepared in line with the “Technical Note to prepare a Drainage Submission (Relating to applications for temporary change of land use such as temporary storage areas, car parks, workshops, small factories ... etc. under S.16 of the Town Planning Ordinance)” issued by Drainage Services Department in December 2024.

3. The Subject Site and Proposed Development

- 3.1 The subject site with a total site area of about 1,725m² comprises of Lot 768 and 769 in DD78, Chuk Yuen Village, Ta Kwu Ling, New Territories. It is located at about 300m to the northeast of Chuk Yuen Village and between a local road running along the southeast side and an existing watercourse running along the northwest side. Site Location Plan and Site Plan is shown in **Figure D1** and **D2** respectively.
- 3.2 The proposed development consists of two numbers of parking area of which each area can accommodate three lorry cranes under a 7m high shelter (225m² area) and two additional parking spaces for staff/visitors. A plan showing the proposed site layout is at **Figure D3**.

4. Existing Drainage Conditions of the Subject Site

- 4.1 The subject site was formerly a chicken farm and is vacant at present. It consists of several small platforms at different levels to accommodate the pre-existing farm structures. In general, the existing ground of the subject site slope from the east to the west, and the existing subject site levels vary at about +20.5mPD on the south to about +22.5mPD on the north.

- 4.2 There is no prominent engineering channels within the subject site. Surface runoff of the concerned area including the subject site would flow westward due to gravity into the existing watercourse running near the northwest side of the subject site. The watercourse runs toward the northwest direction further until reaching an existing nullah near Lin Ma Hang Road. The existing watercourses in the vicinity of the subject site are shown in **Figure D4**.
- 4.3 Current conditions of the subject site and its surrounding areas are shown in the following photos (photo taking locations are shown on **Figure D2**):





Plate 5



Plate 6



Plate 7 – Existing pond outside the western corner of the subject site



Plate 8 – Viewing toward the existing entrance within the subject site



Plate 9



Plate 10



Plate 11



Plate 12



Plate 13 – Existing sloping ground to the east of the subject site



Plate 14 – Viewing toward the south of the subject site



Plate 15 – Viewing toward the west of the subject site



Plate 16 – Viewing toward the north of the subject site

5. Drainage Assessment and Proposal

- 5.1 The subject site is a simple small site with a total site area of about 1,725m². Taking into consideration of the upper catchment area (= 2,003 m²) of the subject site, the concerned total area receiving surface runoff is about 3,728m² which is less than 5,000m² in size. The existing subject site levels are proposed to be graded to form a gently sloping platform to accommodate the proposed crane vehicles park use. The Proposed Land Filling Plan and Site Sections is as shown in **Figure SF1** and **SF2** respectively. There is no change in the flowing directions nor obstruction of the existing flows of the concerned area.
- 5.2 With respect to the “Technical Note to prepare a Drainage Submission” (the “TN”) published by Drainage Services Department, for the subject site area plus its upper catchment area = 3,728m² ≤ 5,000m², peripheral 525mm U channel at 1 in 200 gradient would be appropriate. It is therefore proposed to construct new peripheral 525mm U channel at 1 in 200 gradient for the subject development. A new catchpit with trap will be constructed at the end of the proposed 525 U channels near the northwest corner of the subject site and from which the collected flow is to be discharged into the existing watercourse to the northwest. A Proposed Stormwater Drainage Layout Plan is shown in **Figure D5**.
- 5.3 The Applicant is committed to obtain consents from owners of adjacent relevant land/lots prior to commencement of the proposed drainage works outside the subject site and to maintain regularly to avoid blockage of the drainage system to the satisfaction of relevant Government departments.
- 5.4 Details of proposed drainage provisions shall follow relevant details shown in Government departments’ Standard Drawings as follows:

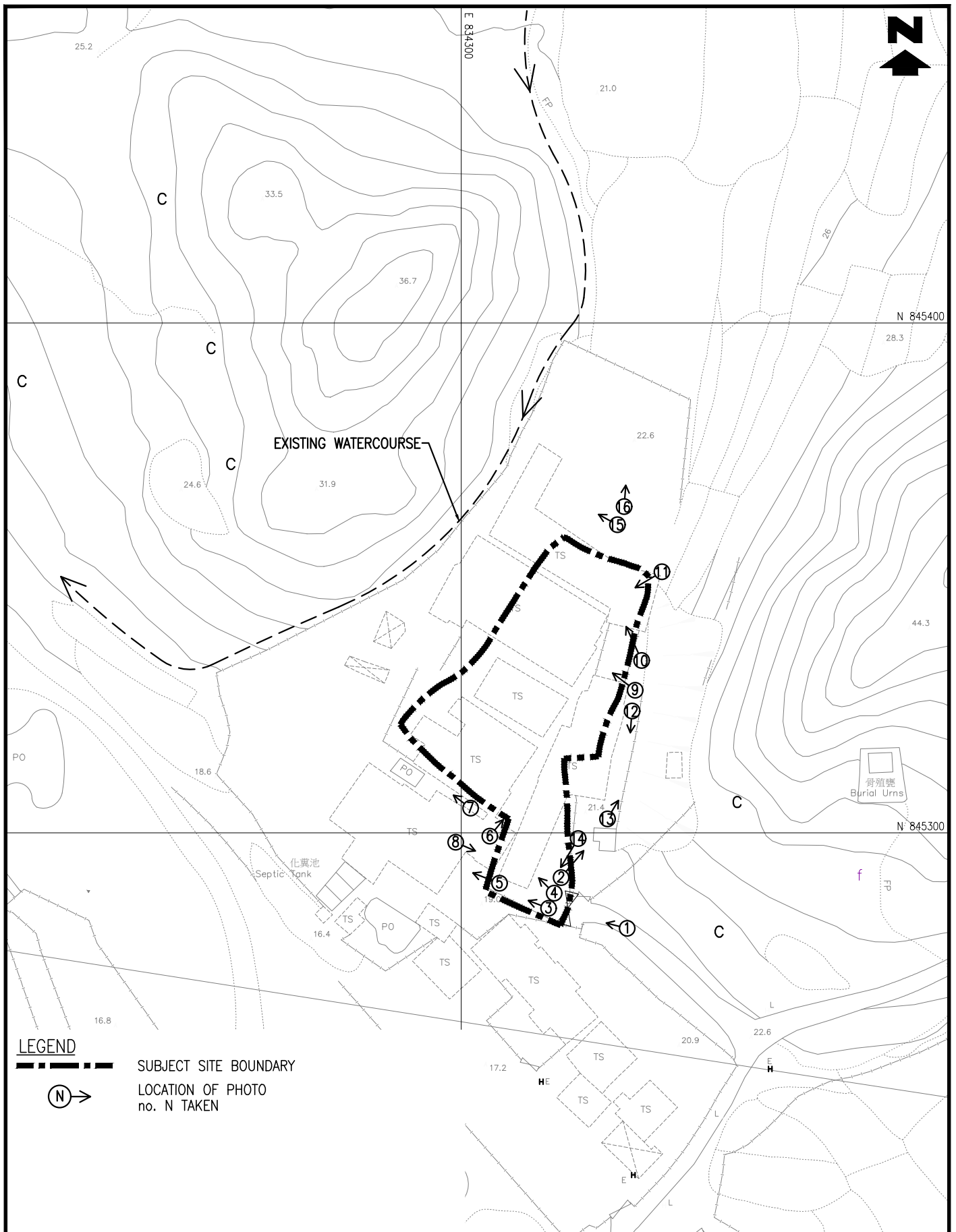
<i>Proposed Drainage Provisions</i>	<i>Standard Drawings</i>	<i>Drawing No. & Title</i>
Catchpit	CEDD Standard Drawings	C 2405/1 to /5 – Standard Catchpit Details
Catchpit with trap		C 2406/1 to /2A – Catchpit with Trap

<i>Proposed Drainage Provisions</i>	<i>Standard Drawings</i>	<i>Drawing No. & Title</i>
Catchpit precast concrete cover	CEDD Standard Drawings	C 2407B – Precast Concrete Covers for Catchpit and Sand Trap
U-channel		C 2409J – Details of Half-round and U-channels
Channel cover		C 2412E – Cover Slab and Cast Iron Grating for Channels

6. Conclusion and Recommendations

- 6.1 The subject development as Crane Vehicles Park in “Agricultural” zone will be for temporary use for a period of 3 years. The existing site levels would be graded to form a gently sloping platform to accommodate the proposed crane vehicles park use.
- 6.2 There is no engineering channels serving the subject site at present. 525mm U channel at 1 in 200 gradient will be constructed at the peripheral of the subject site to intercept all crossing surface runoff. 100mm high gap will be formed at the bottom of the security hoarding/fence along the subject site boundary to ensure no surface runoff from the adjacent, due to any unexpected incidents, to be obstructed. A new catchpit with trap will be constructed at the ends of the 525mm U channel before discharging into the existing watercourse to the northwest.
- 6.3 The Applicant is committed to obtain consents from owners of adjacent relevant land/lots prior to commencement of the proposed drainage works outside the subject site and to maintain regularly to avoid blockage of the system to the satisfaction of relevant Government departments.
- 6.4 The subject development would not alter the existing drainage conditions and pattern of the area and the proposed drainage system would be maintained with appropriate drainage clearance and repair works, i.e. debris clearance and damage repair. Therefore, in conclusion, the subject development would not cause any adverse drainage impact onto the area.

H:\25059_ChukYuenVillage\DRAWING\25059_FIGD2_00 FIGD3_00 FIGD4_00 & FIGD5_00.dwg, 3/6/2025 14:51:40



LEGEND



SUBJECT SITE BOUNDARY
LOCATION OF PHOTO
no. N TAKEN

TITLE

EXISTING DRAINAGE AND LOCATIONS
OF PHOTO TAKEN

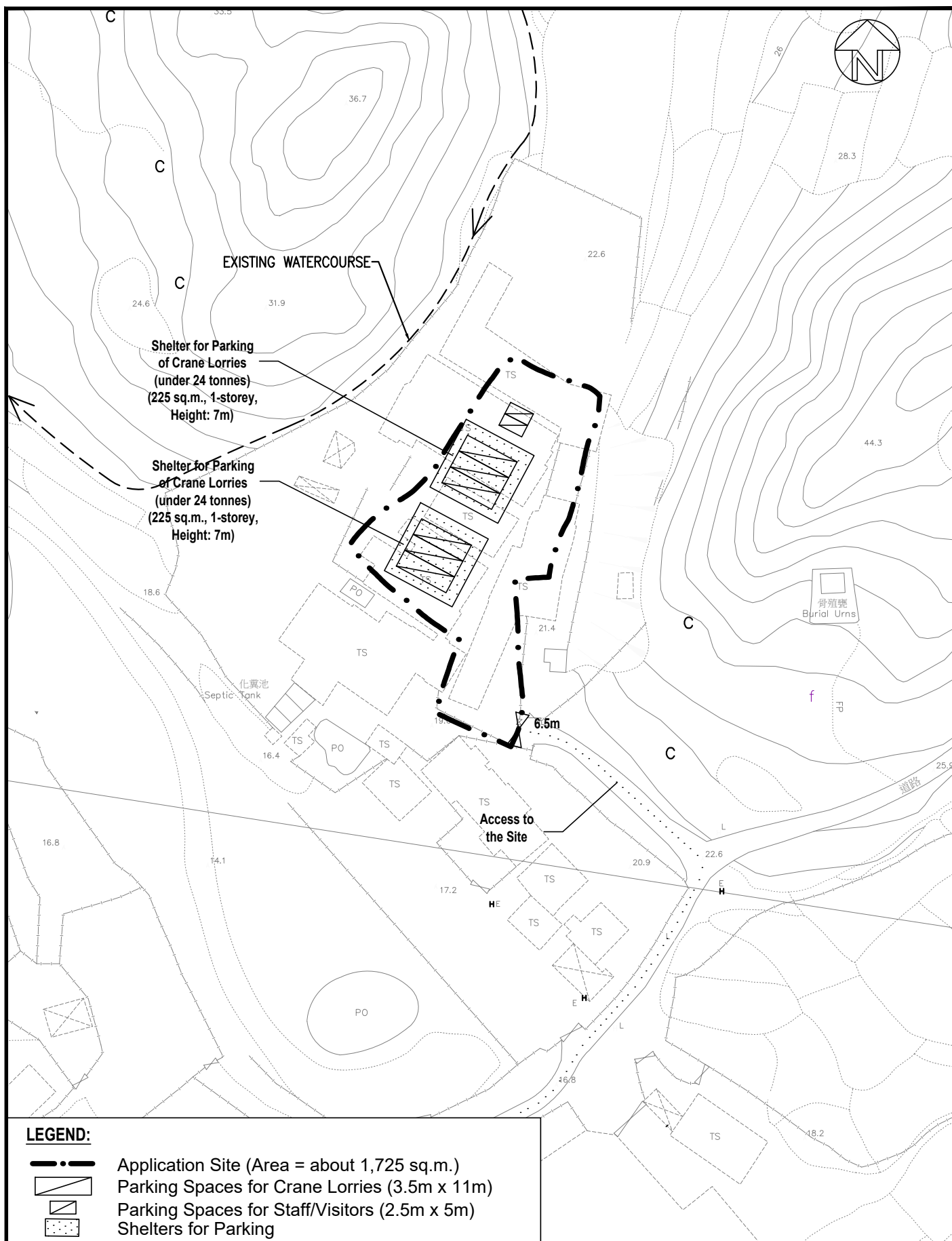
何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE

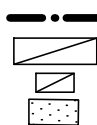
1 : 1000 - A4

DRAWING No.

FIGURE D2



LEGEND:



- Application Site (Area = about 1,725 sq.m.)
- Parking Spaces for Crane Lorries (3.5m x 11m)
- Parking Spaces for Staff/Visitors (2.5m x 5m)
- Shelters for Parking

TITLE

LAYOUT PLAN

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HO TIN & ASSOCIATES
 CONSULTING ENGINEERS LIMITED

SCALE

1 : 1000 - A4

DRAWING No.

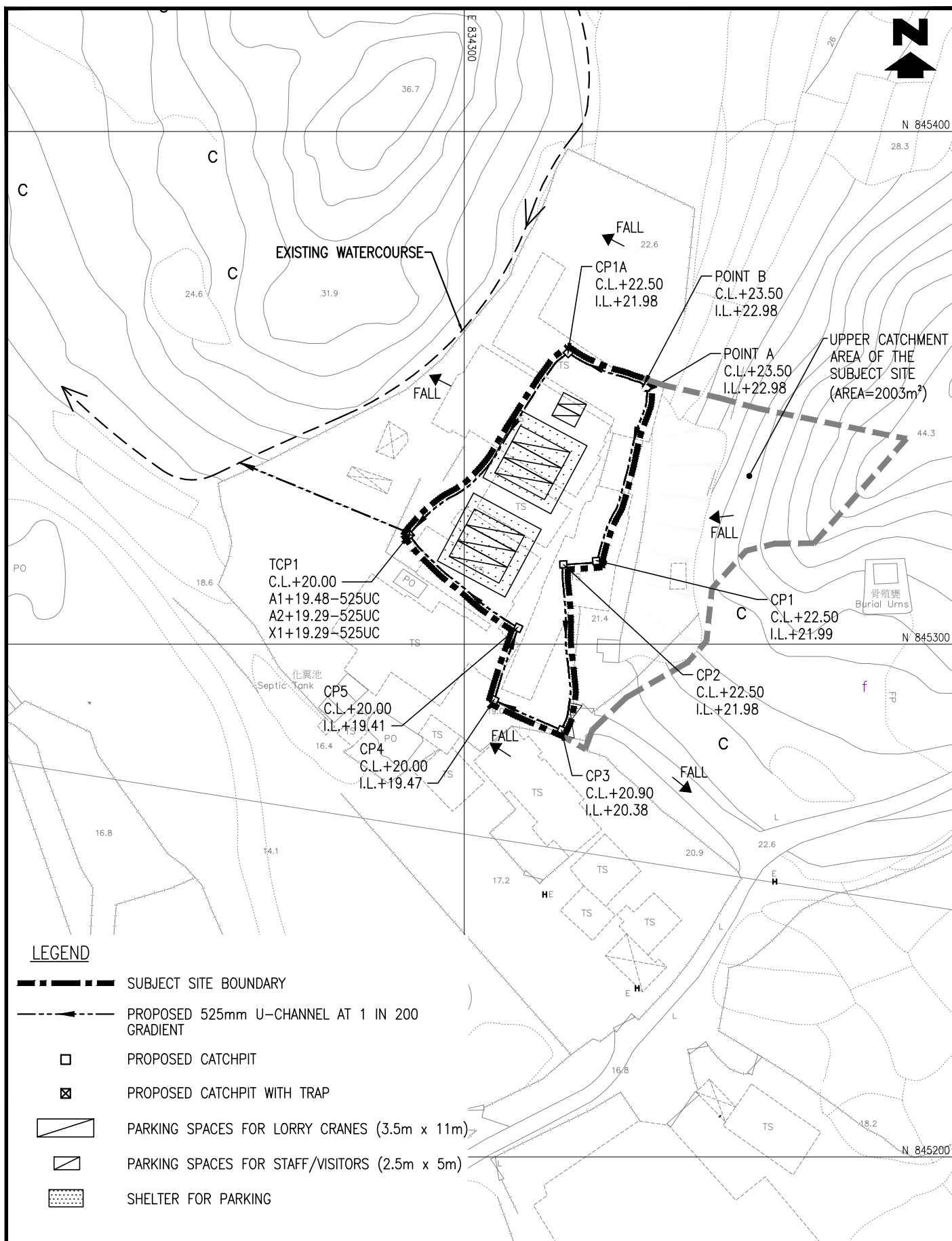
FIGURE D3

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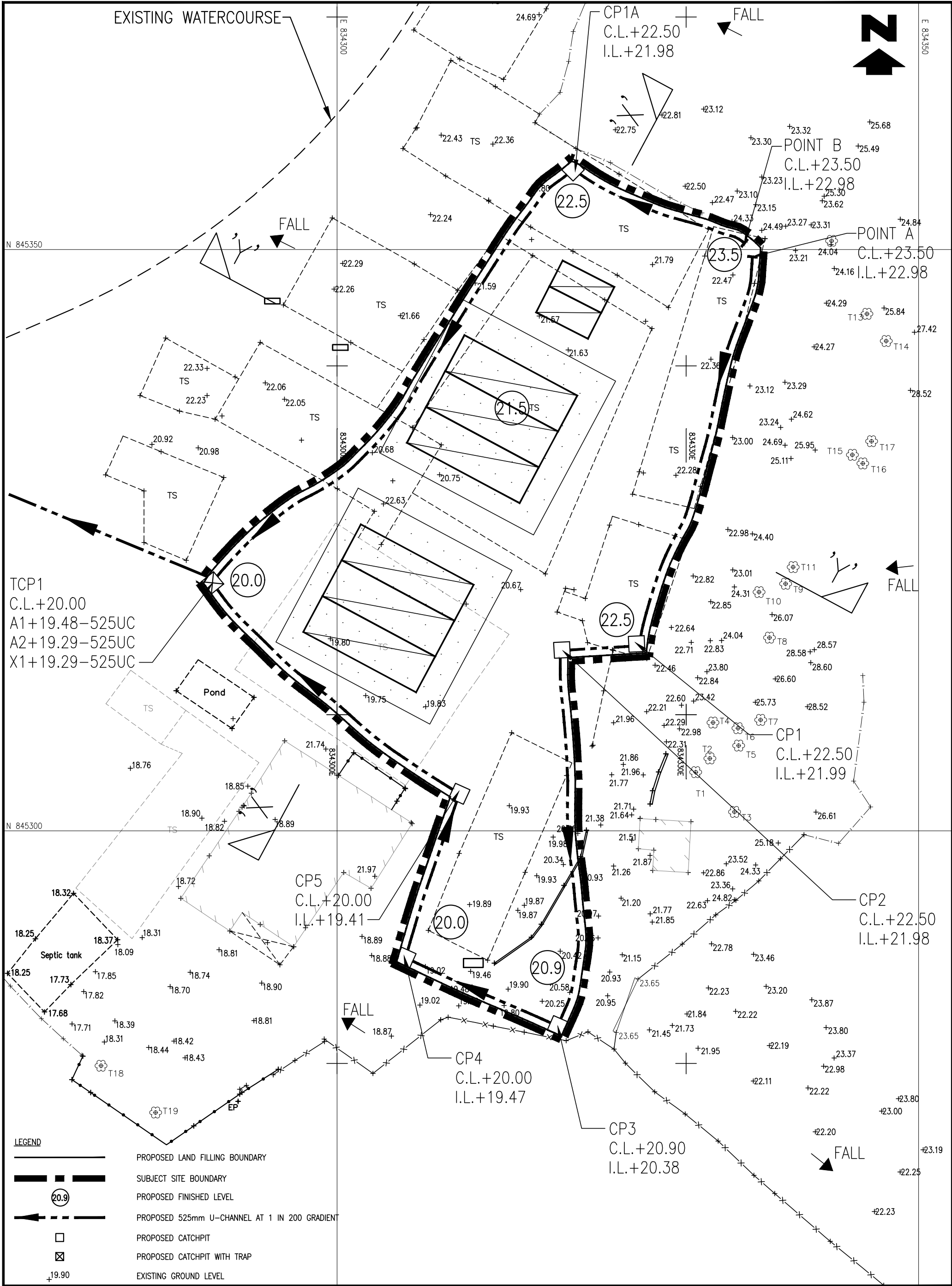


	PROJECT	何田顧問工程師有限公司 HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED	
	TITLE EXISTING WATERCOURSES IN THE VICINITY OF THE SUBJECT SITE	SCALE N.T.S.	DRAWING No. FIGURE D4

H:\25059_ChukYuenVillage\DRAWING\25059_FIGD2_00 FIGD3_01 FIGD4_00 & FIGD5_01.dwg, 15/8/2025 16:16:06



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PROJECT

TITLE

PROPOSED LAND FILLING PLAN

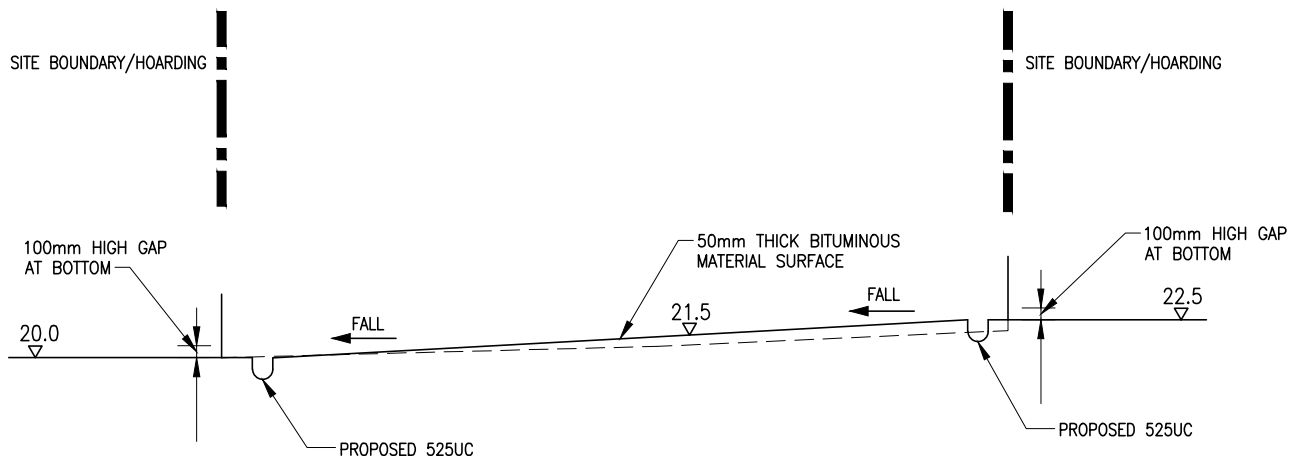
何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE

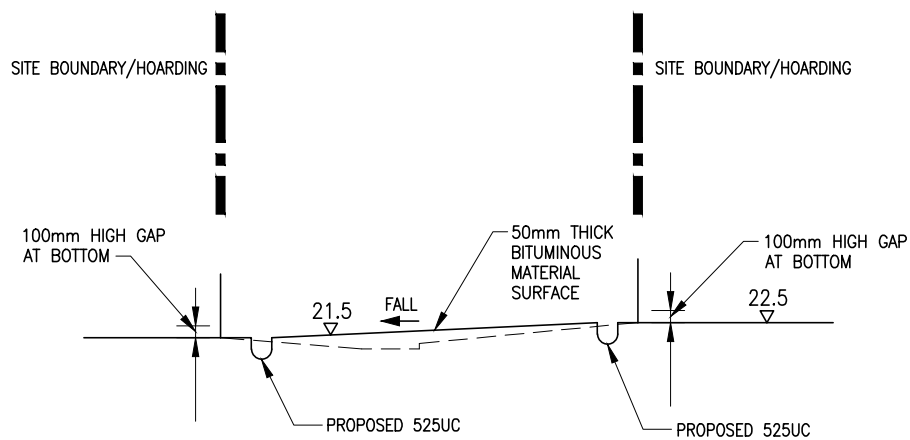
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DRAWING No.

FIGURE SF1



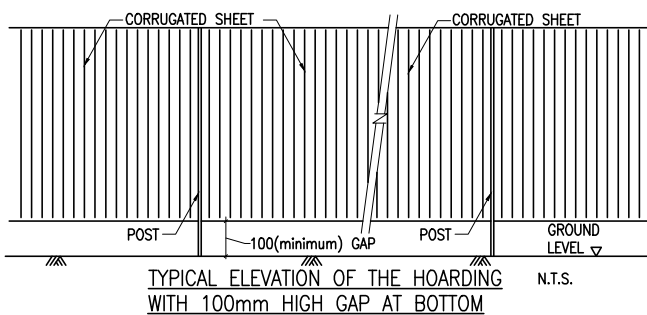
SECTION 'X'-'X'



SECTION 'Y'-'Y'

LEGEND

- PROPOSED FINISHED LEVEL
- - - EXISTING LEVEL



TITLE

SITE SECTIONS

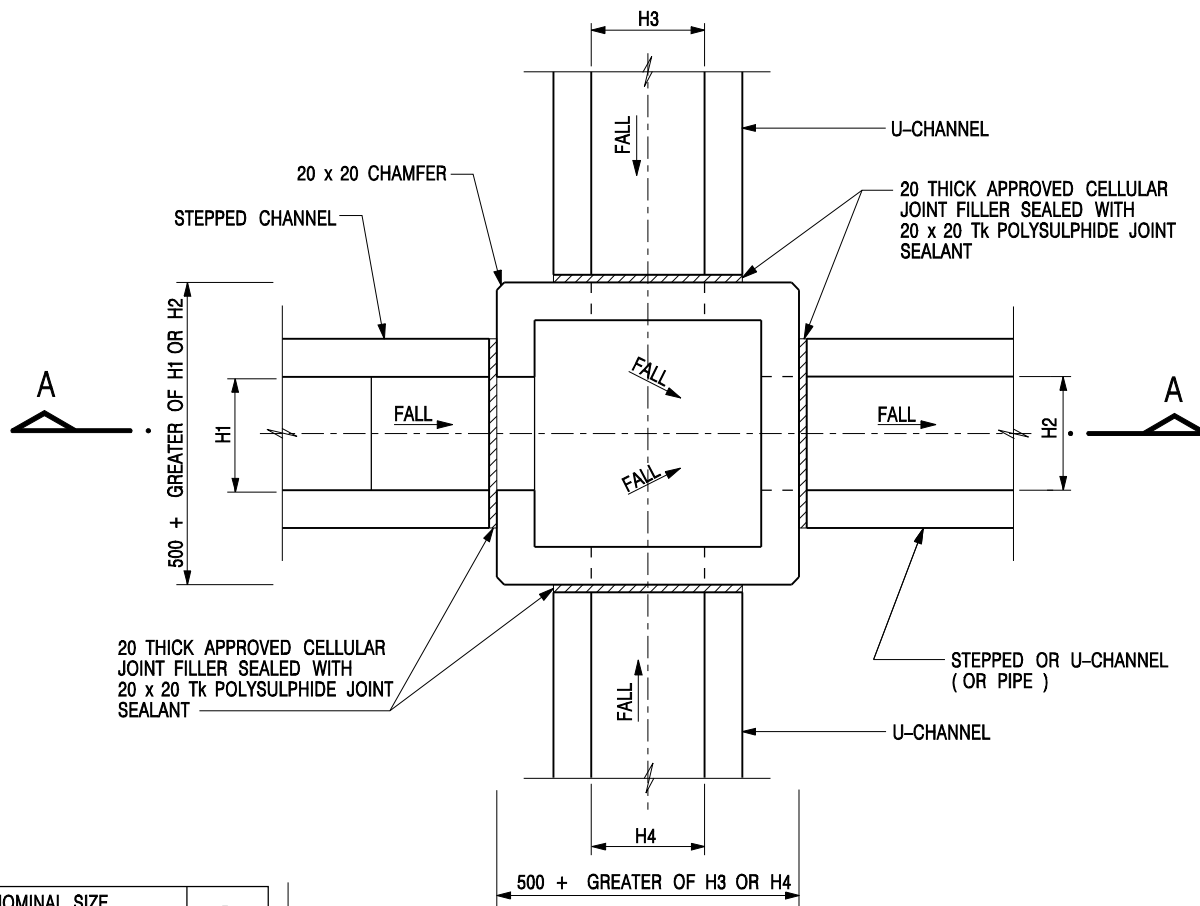
何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE

1 : 500 - A4

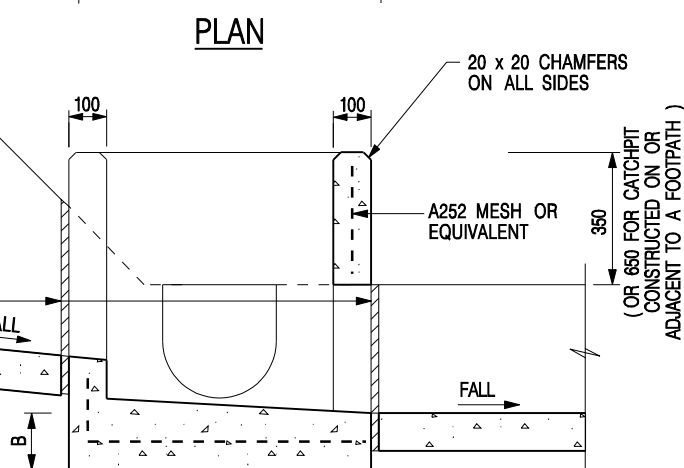
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FIGURE SF2

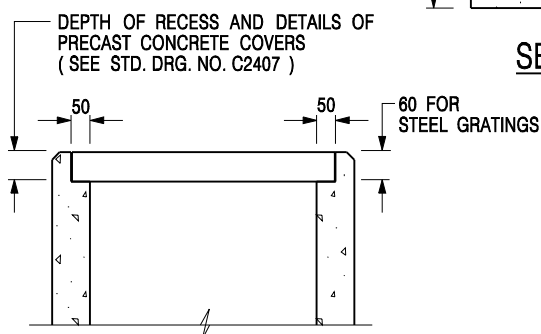


NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A



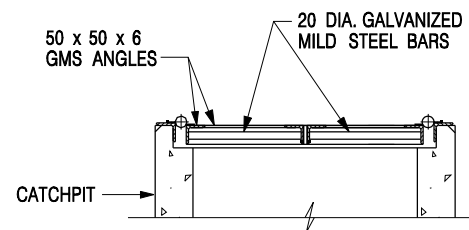
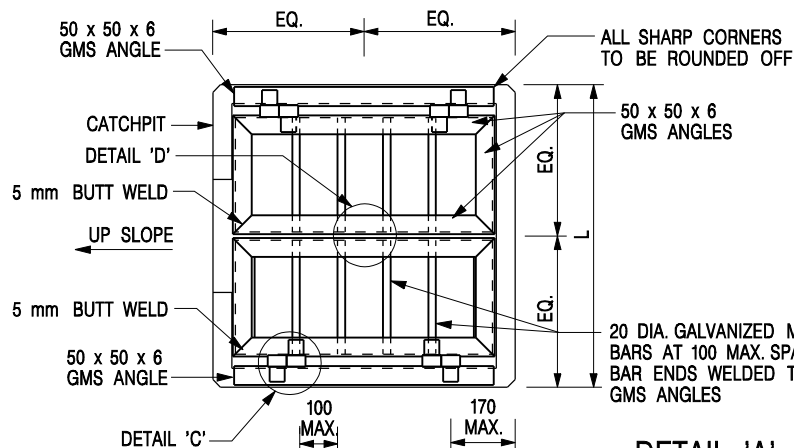
NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

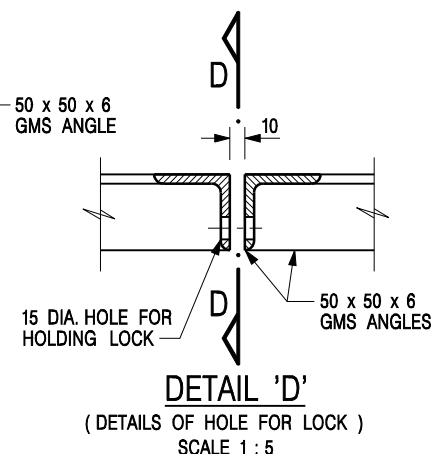
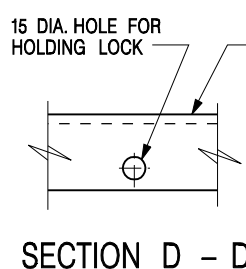
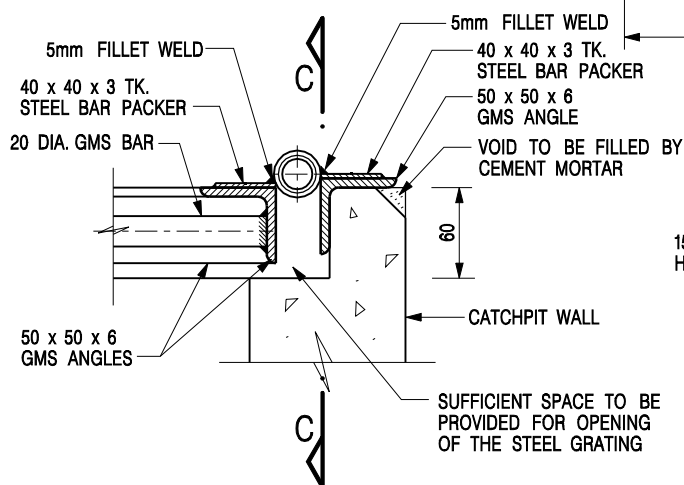
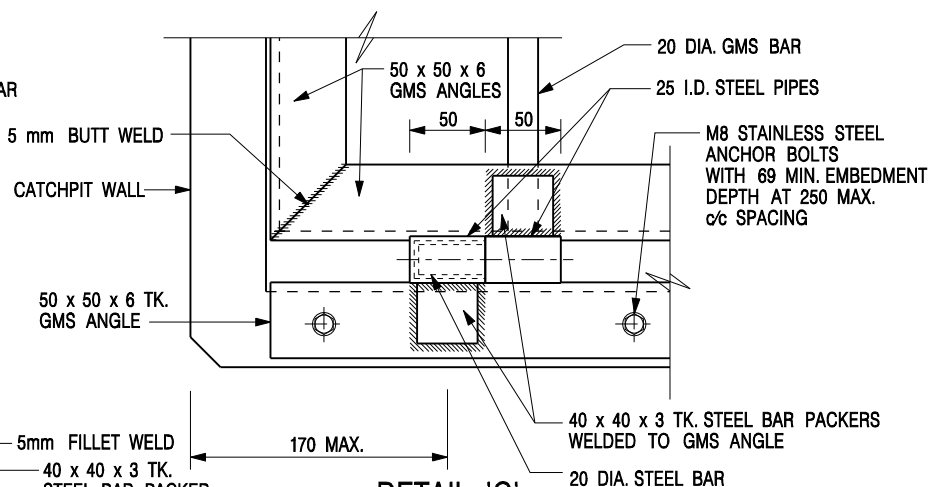
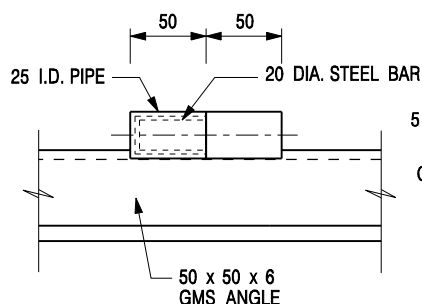
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STANDARD CATCHPIT DETAILS (SHEET 1 OF 5)

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REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO. C2405 /1	
DATE JAN 1991			



DETAIL 'A'
(DETAILS OF DOUBLE SIDE OPENING STEEL GRATING FOR L > 900mm)
SCALE 1 : 20

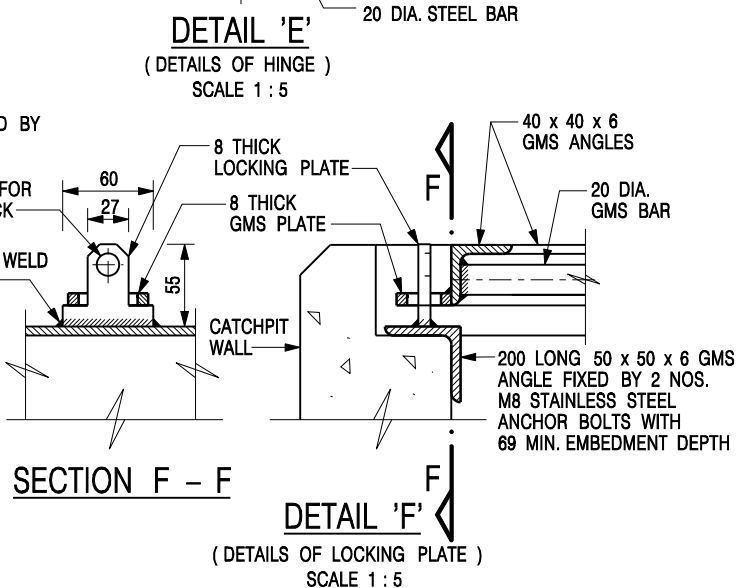
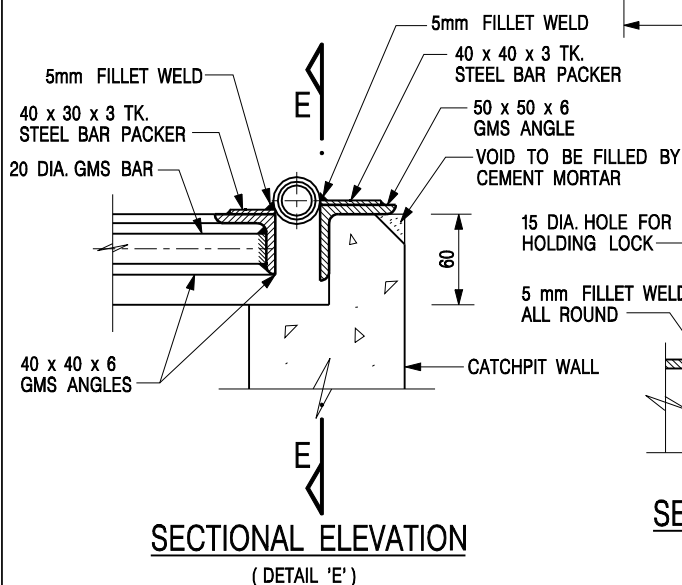
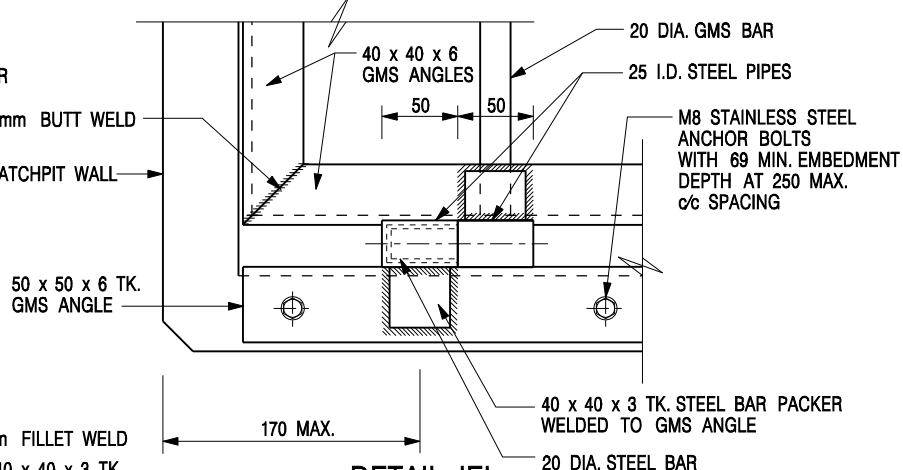
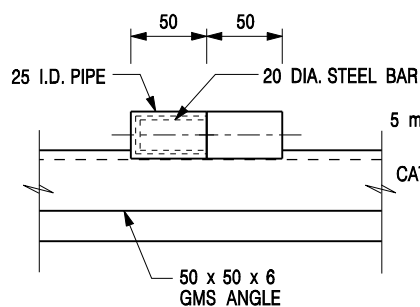
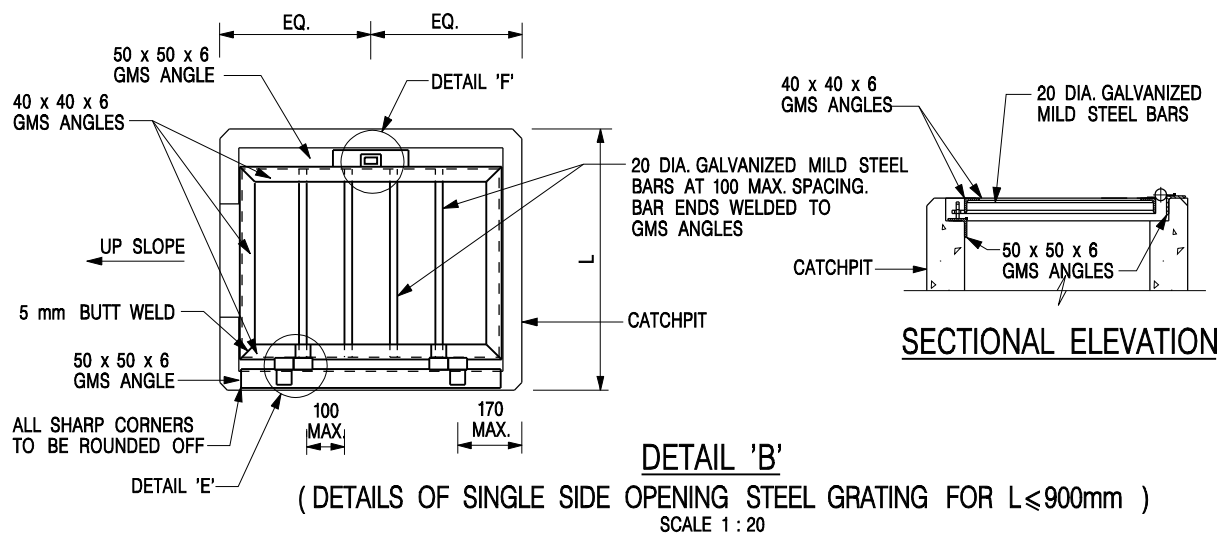


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

STANDARD CATCHPIT DETAILS
(SHEET 2 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
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		DRAWING NO. C2405 /2	

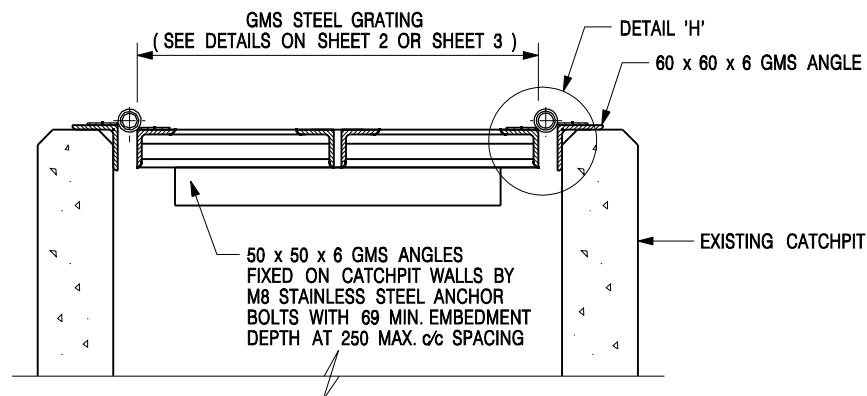


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

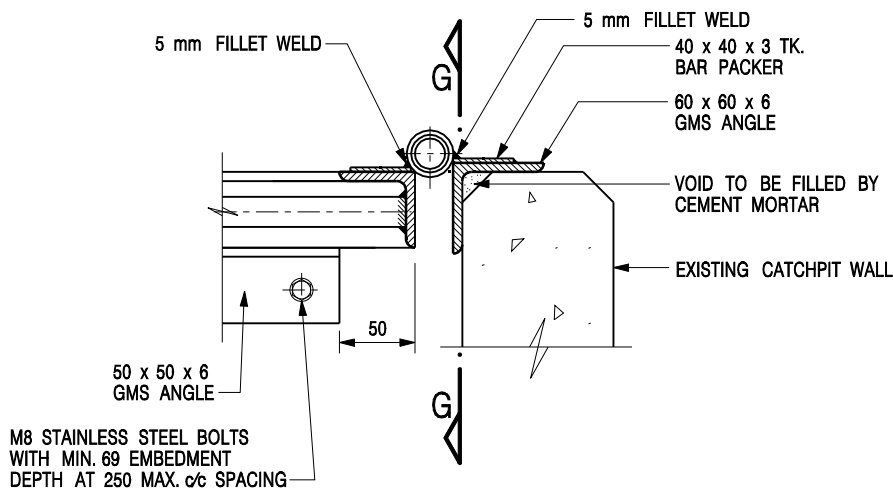
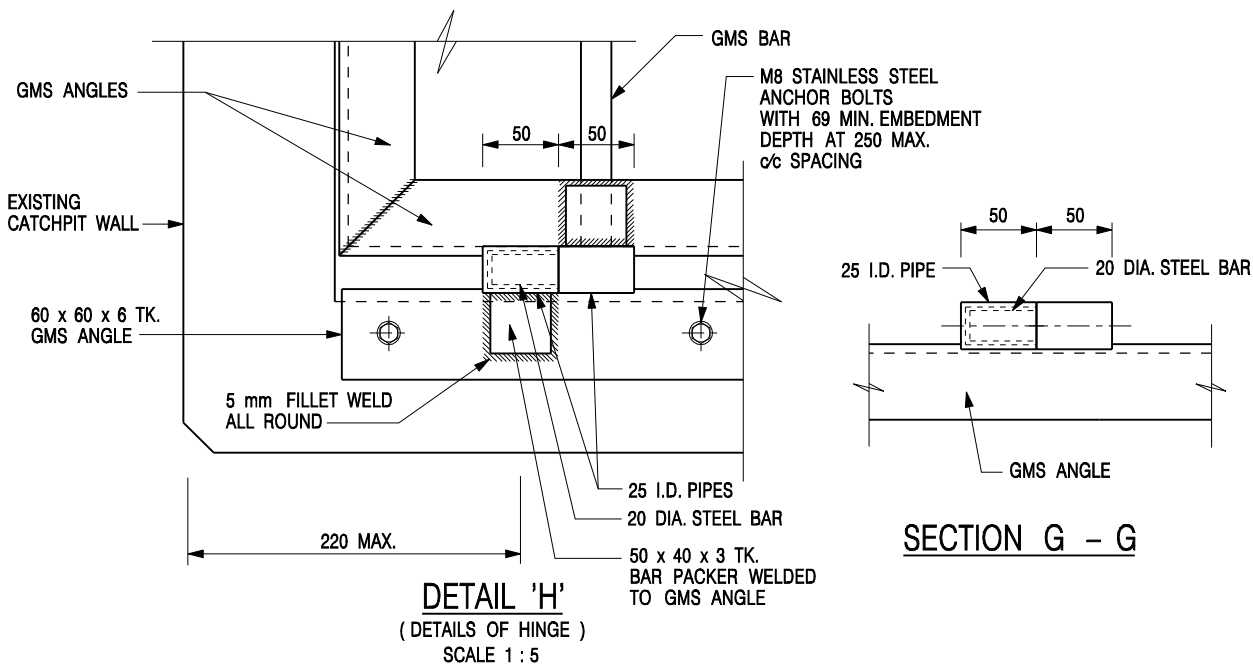
STANDARD CATCHPIT DETAILS
(SHEET 3 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
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		DRAWING NO. C2405 /3	



DETAIL 'G' - DETAILS OF STEEL GRATING CONSTRUCTED ON EXISTING CATCHPIT

SCALE 1 : 10



SECTIONAL ELEVATION

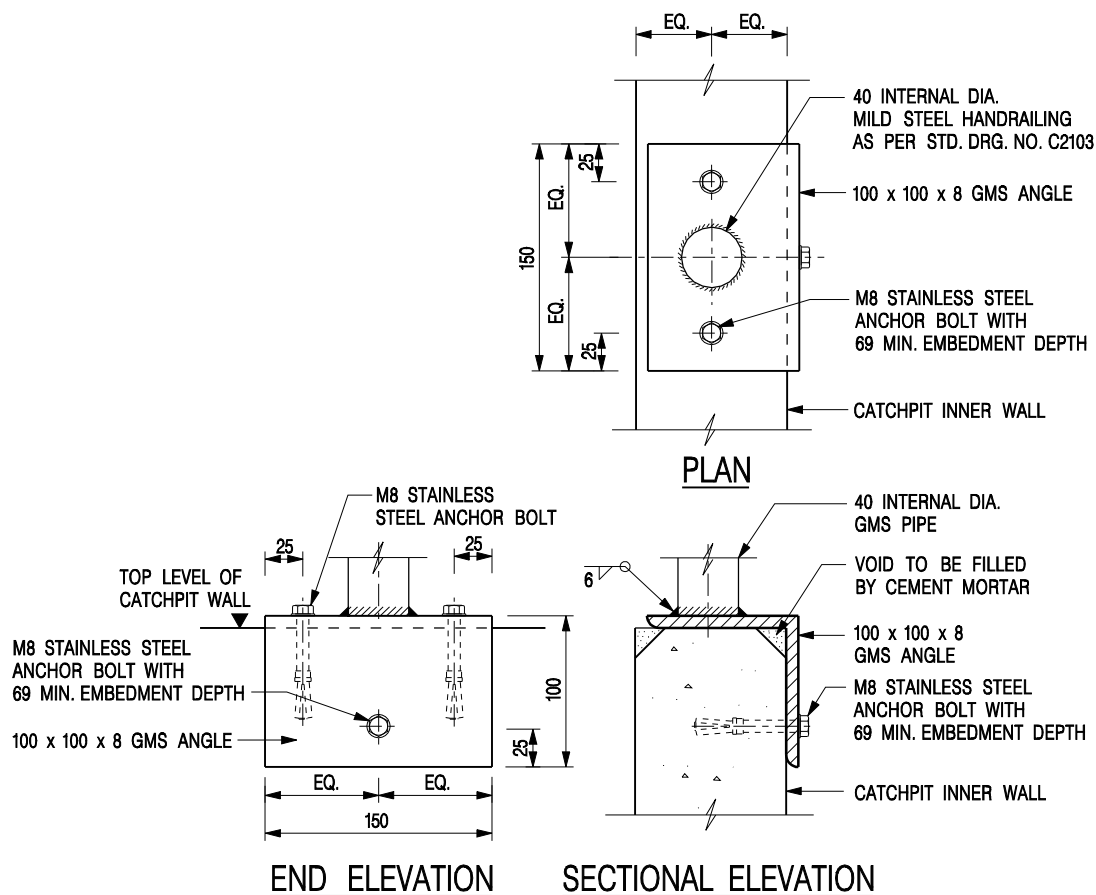
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NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

STANDARD CATCHPIT DETAILS
(SHEET 4 OF 5)

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REF.	REVISION	SIGNATURE	DATE
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SCALE AS SHOWN		DRAWING NO. C2405 /4	
DATE JAN 1991			



DETAIL 'J' – FIXING DETAILS FOR HANDRAILING ON TOP OF CATCHPIT WALL

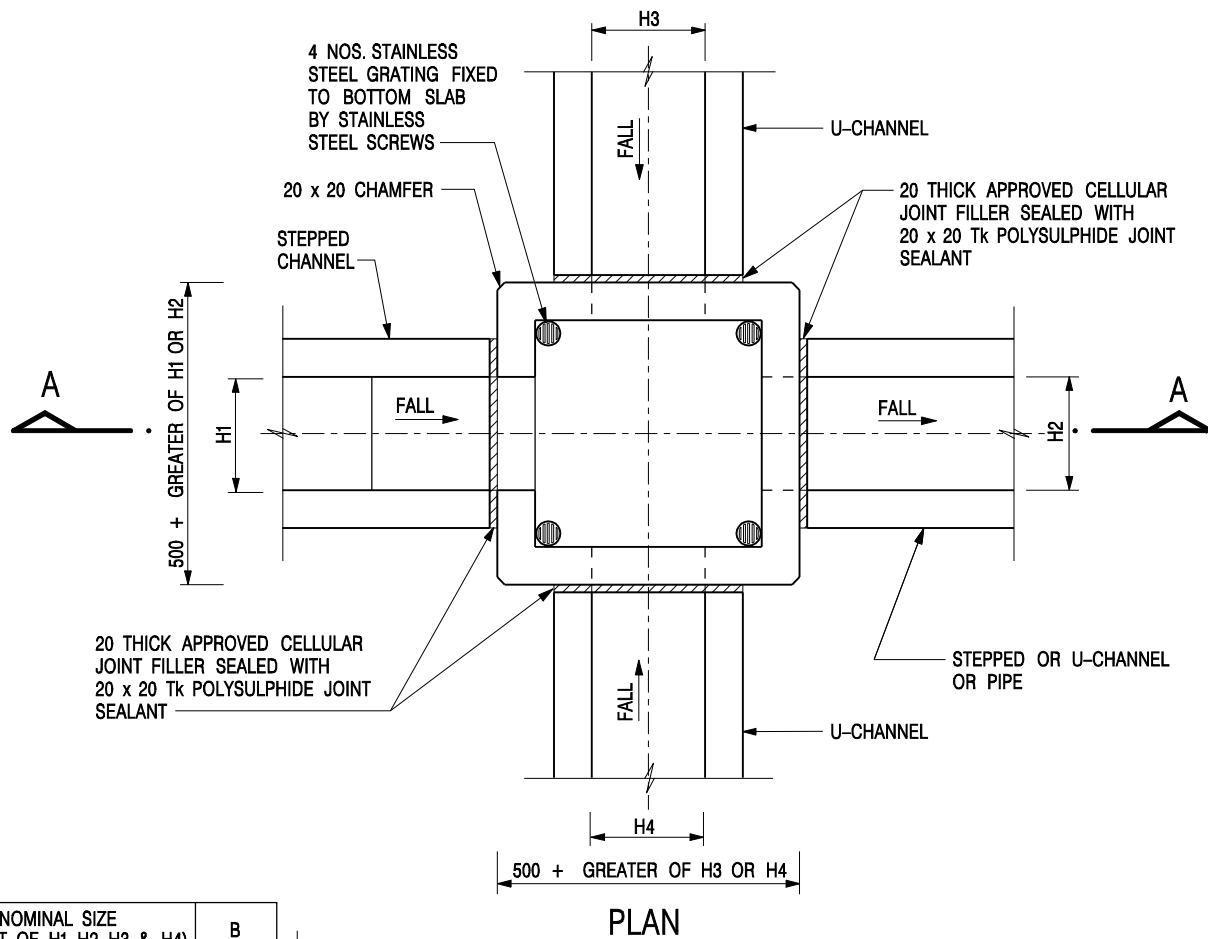
SCALE 1 : 5

NOTES:

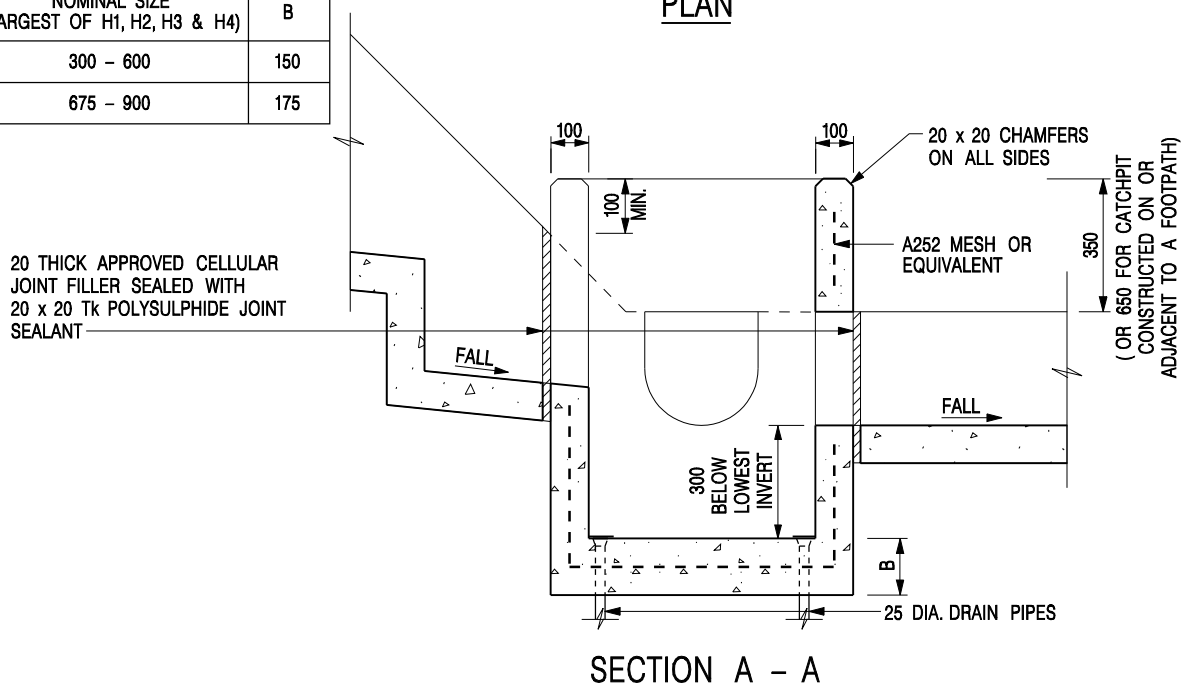
- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE SHALL BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
- FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
- CONCRETE TO BE COLOURED AS SPECIFIED.
- FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAILS ON SHEET 2 OR SHEET 3) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
- IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON SHEET 5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
- MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 mm c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
- FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON SHEET 4.
- ALL STEEL ANGLES SHALL COMPLY WITH BS EN 10025 AND BS EN 10056.
- UNLESS OTHERWISE SPECIFIED, ALL WELDS SHALL BE 5 mm CONTINUOUS FILLET WELDS.
- ALL WELDS SHALL BE CHIPPED, GROUND SMOOTH, BRUSHED TO REMOVE SLAG PRIOR TO HOT-DIP GALVANIZATION.
- ALL STEELWORK SHALL BE HOT-DIP GALVANIZED TO BS EN ISO 1461. ALL EXPOSED STEELWORK SURFACES SHALL BE TREATED AND PAINTED IN ACCORDANCE WITH THE GENERAL SPECIFICATION.
- SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

STANDARD CATCHPIT DETAILS
(SHEET 5 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE AS SHOWN		DRAWING NO. C2405 /5	
DATE JAN 1991			



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

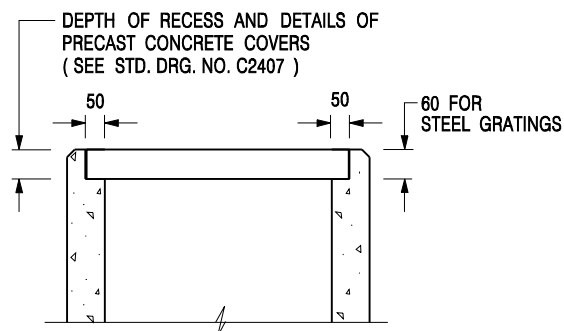


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	
		DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



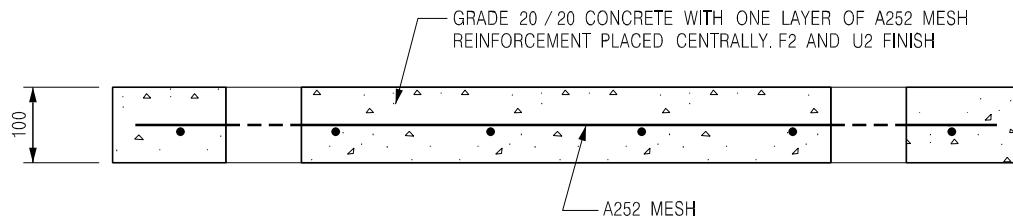
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

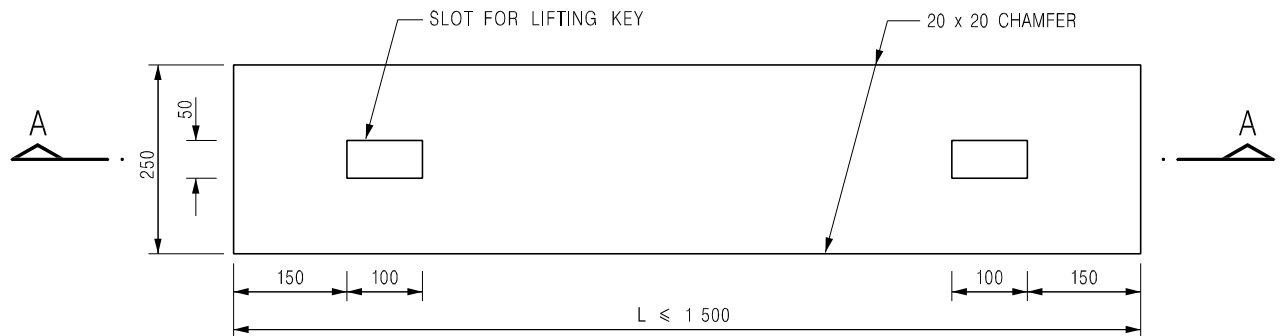
DATE JAN 1991

DRAWING NO.

C2406 /2A

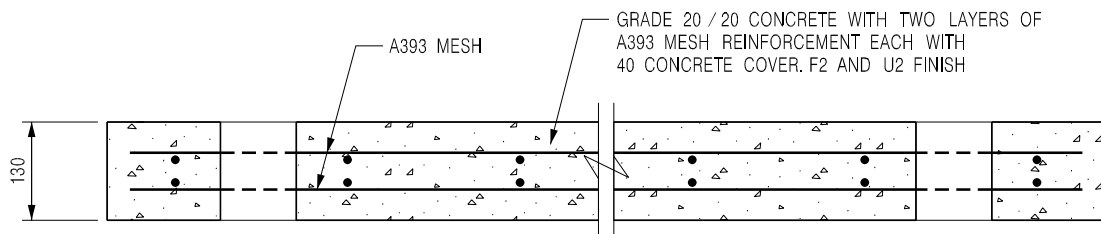


SECTION A - A

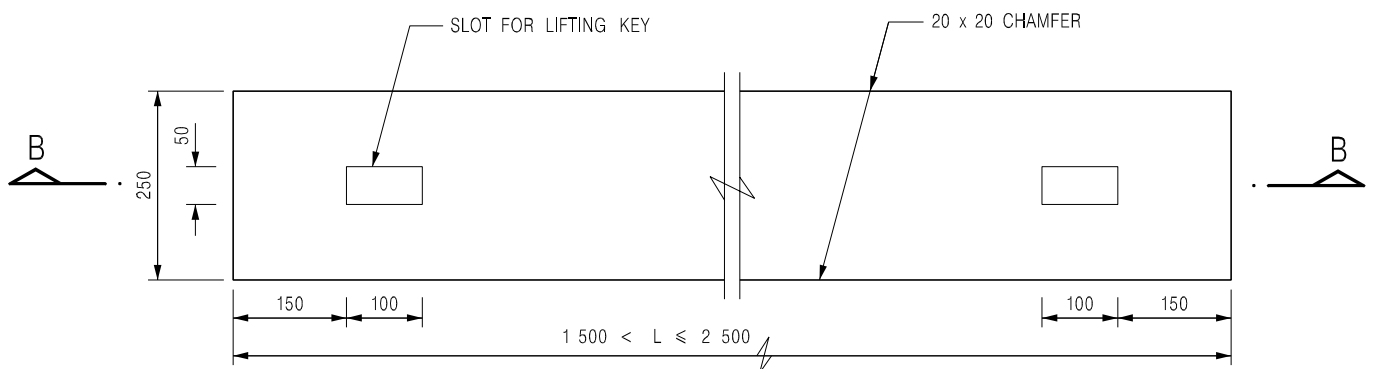


PLAN

TYPE 1 - FOR SPAN UP TO 1.5 m



SECTION B - B



PLAN

TYPE 2 - FOR SPANS 1.5 m TO 2.5 m

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL EXTERNAL EDGES OF THE COVERS SHALL BE 20mm CHAMFERED.

B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	GENERAL REVISION	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

**PRECAST CONCRETE COVERS
FOR CATCHPIT AND SAND TRAP**

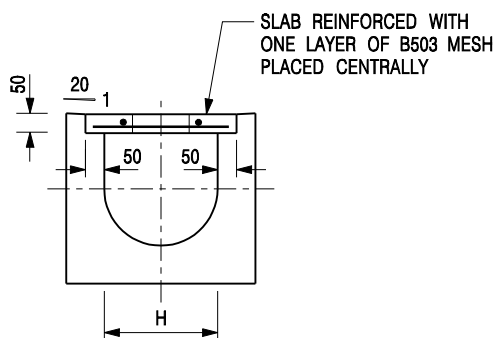


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

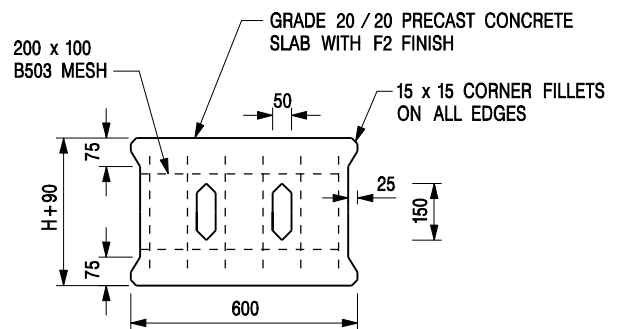
SCALE 1 : 10

DATE JAN 1991

DRAWING NO.
C2407B



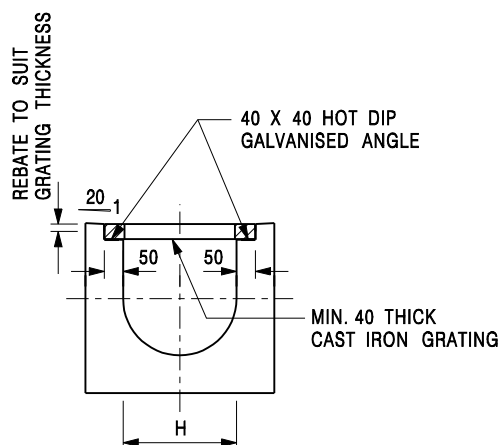
TYPICAL SECTION



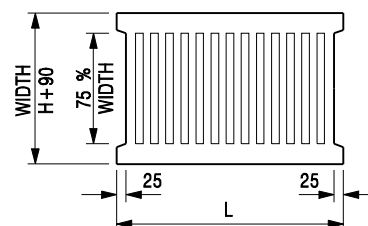
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- H=NOMINAL CHANNEL SIZE.
- ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
- FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

**COVER SLAB AND CAST IRON
GRATING FOR CHANNELS**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E

☐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13日星期一 13:21
收件者: tpbpd/PLAND
副本: Timothy Wai Pui WU/PLAND; '[REDACTED]'
主旨: (A/NE-TKLN/108) - Response to Departmental Comments
附件: TPB_L02 RtoC.pdf; 20251011 Consolidated_RTC.pdf; Appandix 1 -SWEPT PATH.pdf;
Appendix 2-crane lorries photo.pdf; SKETCH.pdf

類別: Internet Email

Dear Sir/Madam,

In response to the comments suggested by the Civil Engineering and Development Department dated 30.9.2025, the Transport Department dated 3.10.2025, the Planning Department and the Drainage Services Department dated 6.10.2025, 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.
Tel: [REDACTED]
Fax: [REDACTED]



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: A/NE-TKLN/108

Our Ref.: 25/864/L02

October 13, 2025

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

By Email

Dear Sir/Madam,

**Temporary 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)**

In response to the comments suggested by the Civil Engineering and Development Department dated 30.9.2025, the Transport Department dated 3.10.2025, the Planning Department and the Drainage Services Department dated 6.10.2025, 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]

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

Lo Ming Kong

Encl.

c.c. Welltune Transportation Limited (the Applicant)

[REDACTED]

Responses to Departmental Comments

Departmental Comments		Responses
A.	GEO, Civil Engineering and Development Department [Email dated 30.9.2025]	
1.	The north eastern part of the application site is overlooked by steep natural hillside and meets the Alert Criteria for a Natural Terrain Hazard Study (NTHS). However, we note in Figure 5 (Layout Plan) in the supplementary planning statement of the Applicant's submission that no specific use is annotated in the aforementioned area (i.e. hatched red area as shown in attached Annex 1). Given that the subject application would not include any critical facilities (i.e. Group 1 to Group 3 facilities in Table 2.2 of the attached Annex II , in particular open car park) in the aforementioned area, an NTHS is considered not necessary and we have no adverse comment on the subject application	Noted. There is no specific use and no structure will be erected in the mentioned area (i.e. north eastern part of the Application Site).
B.	Transport Department [Email dated 3.10.2025]	
1.	The applicant shall demonstrate the satisfactory maneuvering of the crane lorries entering and exiting the subject site, maneuvering within the subject site and into/out of the parking spaces, preferably using the swept path analysis.	To demonstrate the satisfactory maneuvering of the crane lorries entering and exiting the Application Site, maneuvering within the Application Site and into/out of the parking spaces, a swept path analysis is attached in Appendix 1 .
2.	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety; and	To ensure pedestrian safety, restricted sign of maximum speed 5 km/h and warning sign of 'be aware of pedestrian' (in Chinese) will be provided at the ingress/egress of the Application Site.
3.	The proposed vehicular access between Lin Chuk Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.

Departmental Comments		Responses
C.	Planning Department [Email dated 6.10.2025] (Contact Person: Mr. WU Wai Pui, Timothy Tel: 2158 6031)	
1.	According to paragraph 1.01 of the submitted planning statement, it is noted that the applicant currently owns a fleet of 22 crane lorries. All of them were accommodated in Kwu Tung North. However, due to the government project, 6 will be accommodated under the captioned planning application. Please advise where the rest of them are to be accommodated.	The Applicant owns a fleet of 22 crane lorries in Hong Kong, and these lorries are stationed in different locations in the Territories to meet the operational needs. The number of parking spaces for crane lorries in the Application Site is similar to the resumed site in Kwu Tung North.
2.	According to paragraph 6.06 of the submitted planning statement, it is mentioned that ‘relevant mitigation measures will be implemented to minimise potential environmental impact’. Please supplement the details.	The following measures will be adopted to avoid potential adverse environmental impact: (a) The surface of the Site will be hard-paved to minimize dust emissions. (b) The traffic generated by the Site will be minimal, and no adverse residual air quality impact is envisaged. (c) Perimeter fencing will be provided where appropriate. (d) Peripheral drainage channels with catch pits will be provided. (e) A hump across the ingress/egress to reduce the speed of crane lorries. (f) No workshop, vehicle dismantling, repair or painting activities will be carried out on the premises. (g) No night-time operation between 18:00 and 08:00.
3.	It is noted that the application involves filling of land for the entire site with a depth of about 1m. Please advise what materials will be used for filling of land.	The Application Site will be filled with soil with concrete on top. The fill materials shall comply with clause 6.09 in the General Specification for Civil Engineering Works (2020 Edition), HKSAR.

Departmental Comments		Responses
4.	According to the submission, it is noted that 6 crane lorries owned by the applicant will be accommodated at the application site. Please clarify if the crane lorries are under 24 tonnes (paragraph 5.02 of the submitted planning statement refers) or not exceeding 24 tonnes (paragraph 5.04 of the submitted planning statement refers). Also, please provide some photos of those 6 crane lorries.	The 6 crane lorries to be accommodated at the Application Site are under 24 tonnes. A set of crane lorry photos is attached for reference (see Appendix 2).
5.	It is noted that 2 parking spaces for private cars are proposed at the application site. Please clarify if their purposes and whether the parking spaces will be used by the applicant only.	The private car parking spaces at the Application Site will be used by the staff/visitors of the Applicant only.
D. Drainage Services Department [Email dated 6.10.2025]		
1.	No objection to the application.	Noted with thanks.
2.	The submitted drainage proposal has not been prepared to my satisfaction. Hence, should the application be approved, a condition should be included to request the applicant to submit and implement a revised drainage proposal for the site to ensure that it will not cause adverse drainage impact to the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate /ineffective during operation.	Noted. The applicant agrees to accept the relevant approval conditions on the submission of a revised drainage proposal should the application be approved.
3.	The applicant should construct and maintain the proposed drainage facilities whether within or outside the site at his own expense.	Noted and agreed.

Departmental Comments		Responses
4.	The site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed development.	Noted. The proposed development does not have any sewage generating facilities such as toilet, kitchen, etc. Therefore, no sewage discharge is anticipated.
5.	Comments on the drainage proposal are as follows:	
	- The applicant should be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to accommodate all discharge water collected from his lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary.	Noted and agreed.
	- The cover levels of proposed u-channels and catch pits should be flush with the adjoining ground level.	Noted and will follow.
	- The applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. He should also ensure that the flow from this site will not overload the existing drainage system.	Noted and agreed.

Departmental Comments	Responses
- The existing discharge location to which the applicant proposed to discharge the stormwater from the subject site is not maintained by DSD. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain agreement from the owner prior to commencement of the proposed works. -	Noted and will follow.
- The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works.	Noted and will follow.
- The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant at his own expense.	Noted and agreed.
- For works to be undertaken outside the lot boundary, the applicant should obtain prior agreement from District Lands Officer/North, Lands Department and/or relevant private lot owners.	Noted and will follow.
- The applicant should make good all the adjacent affected areas upon the completion of the drainage works.	Noted and will follow.

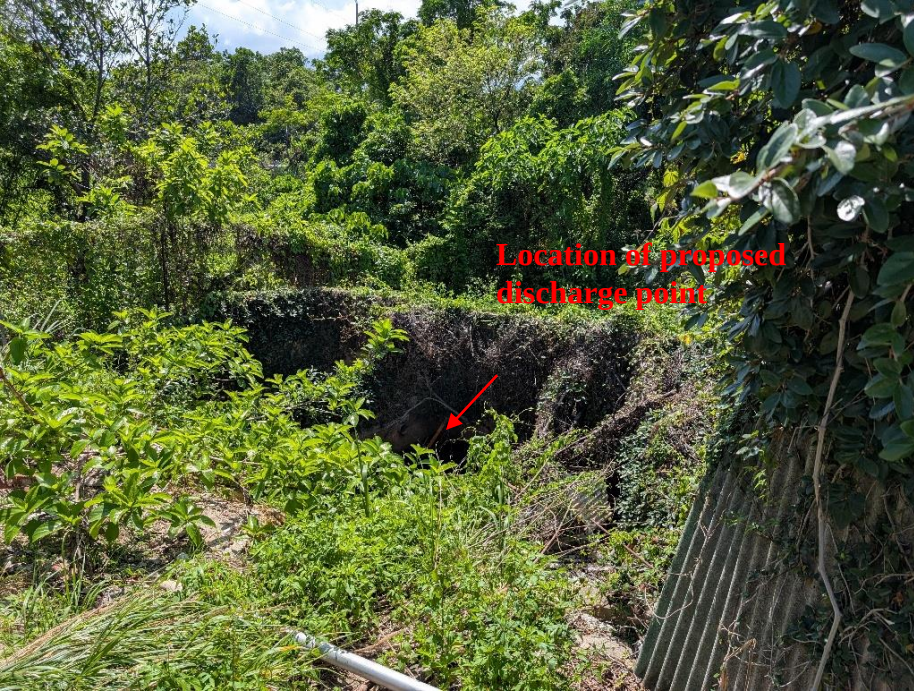
Departmental Comments	Responses
- The applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation.	Noted and agreed.
- As usual, Government should be empowered to inspect conditions of the private drainage system and to enforce its cleansing by the owners, if necessity arises (e.g. upon receipt of complaints).	Noted and agreed.
- The existing drainage facilities, watercourse, river, channel and the like should not be affected and obstructed by the construction materials, waste or debris from the proposed development.	Noted and will follow.

Departmental Comments	Responses
- There is no formal record of the so-called “existing watercourse” to which the proposed drainage system to be connected. The applicant is required to provide evidence to demonstrate its presence (e.g. photos with a plan showing the locations of the camera and directions of all photos taken) and details of the watercourse (e.g. dimensions).	The existing watercourse is shown in the following aerial photo extracted from Open3Dhk of the Lands Department.  The image is a screenshot of the Open3Dhk web application showing an aerial view of a rural area. A red arrow points to a narrow, light-colored path labeled 'Existing Nullah'. Another red arrow points to a small, dark, irregularly shaped area labeled 'Existing Watercourse'. The surrounding area is green with trees and some buildings.

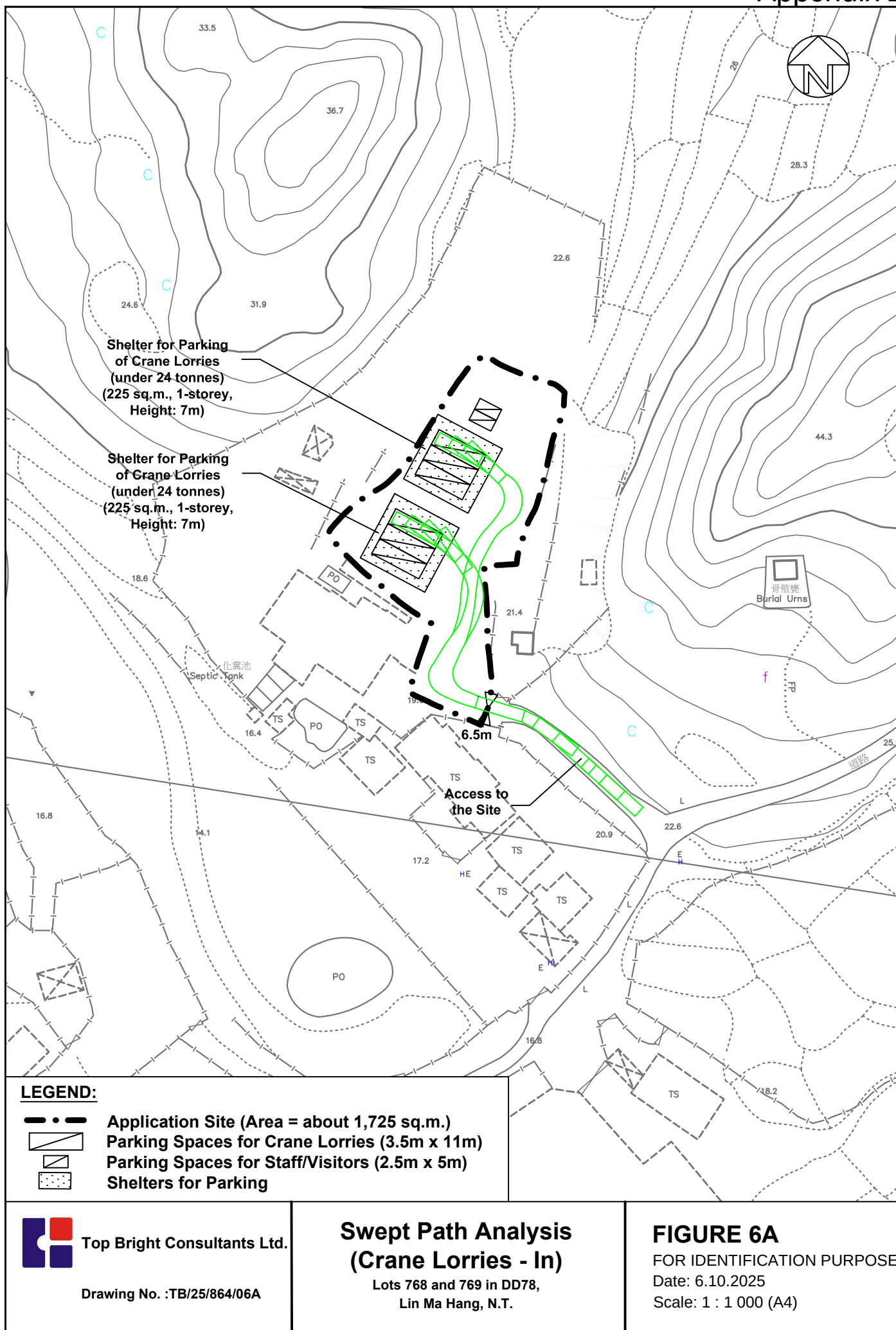


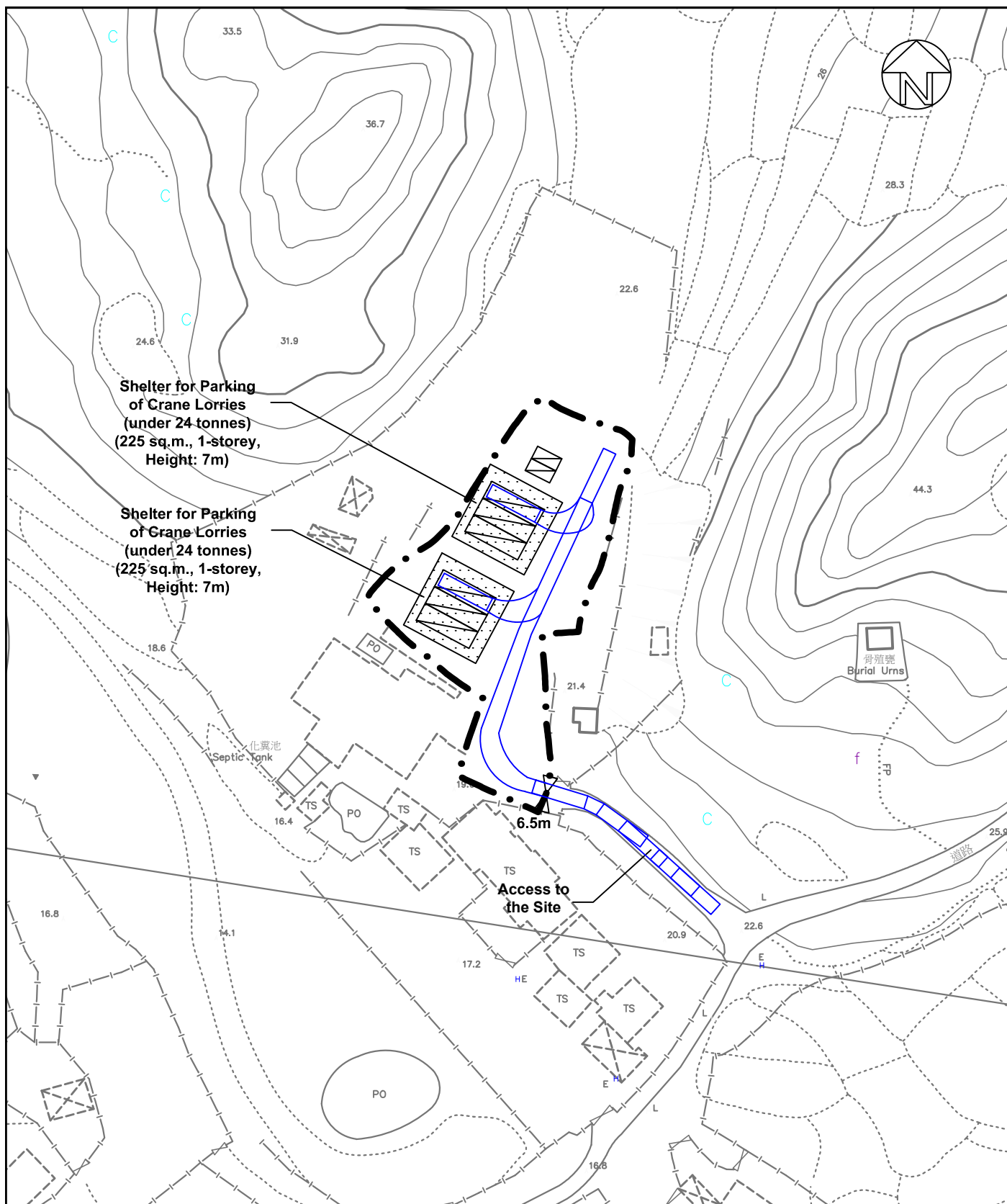
Photo of the existing nullah

More photos of the existing watercourse can be presented in a revised drainage proposal if so required.

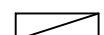
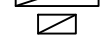
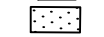
Departmental Comments	Responses
- The applicant should supplement details for the connection between the existing watercourse and the proposed u-channel. Invert levels of the existing watercourse and the proposed u-channel at the connection point should be indicated.	The level of the subject site is obviously higher than that of the existing watercourse.  Please refer to the attached 'SKETCH' for details for the connection between the existing watercourse and the proposed u-channel.

Departmental Comments		Responses
	- The applicant should consider the thickness of concrete cover/grating when determining the invert levels of catch pits and u-channels to ensure the depths of u-channels are adequate.	Noted and will follow.





LEGEND:

-  Application Site (Area = about 1,725 sq.m.)
-  Parking Spaces for Crane Lorries (3.5m x 11m)
-  Parking Spaces for Staff/Visitors (2.5m x 5m)
-  Shelters for Parking



Top Bright Consultants Ltd.

Drawing No. :TB/25/864/06B

Swept Path Analysis (Crane Lorries - Out)

Lots 768 and 769 in DD78,
Lin Ma Hang, N.T.

FIGURE 6B

FOR IDENTIFICATION PURPOSE

Date: 6.10.2025

Scale: 1 : 1 000 (A4)

Appendix 2

Photos of the crane lorries will be accommodated at the application site

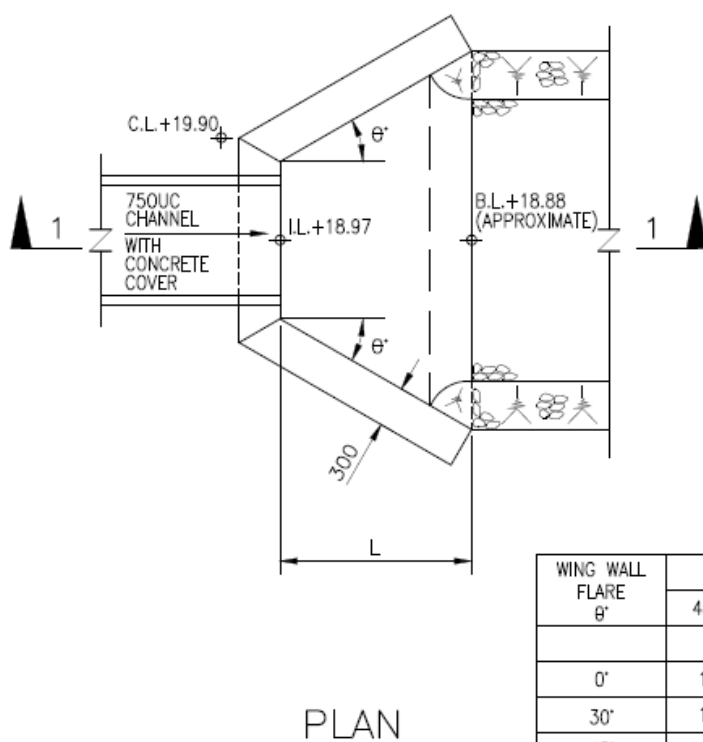
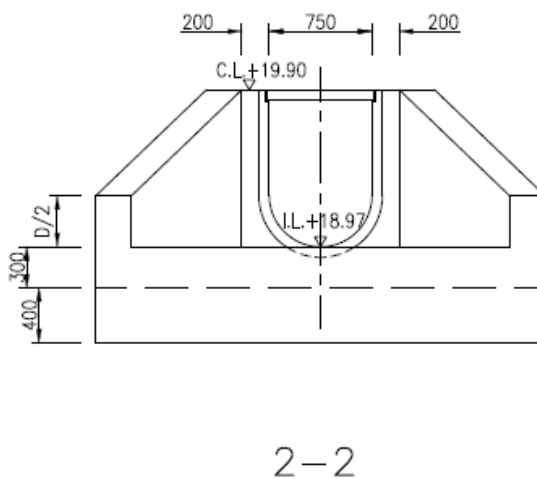
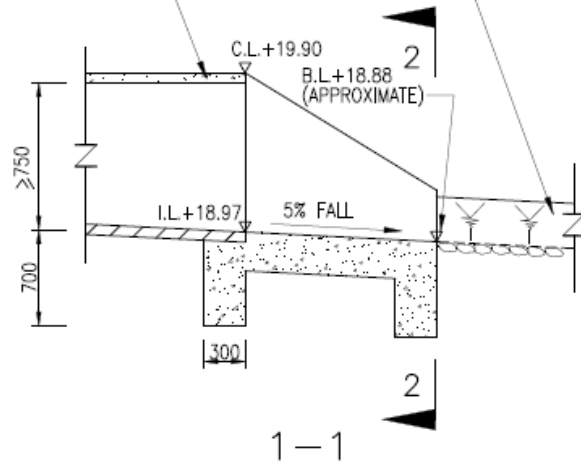


Appendix 2



250mm MINIMUM UNCOURSED
RANDOM RUBBLE MASONRY
BEDDED AND JOINTED IN 1:2 CEMENT
MORTAR WHERE DIRECTED BY THE ENGINEER

CONCRETE COVER



NOTES :

1. CONCRETE : GRADE 30D/20

WING WALL FLARE θ°	DIAMETER OF CHANNEL H			
	450-750	900-1200	1350-1650	1800-1950
	L			
0°	1800	2400	3000	3600
30°	1400	1800	2300	2700
45°	1200	1500	1900	2300

TITLE

DETAILS OF OUTFALL

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE

N. T. S.

DRAWING No.

FIGURE 4

☐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20日星期一 11:55
收件者: Timothy Wai Pui WU/PLAND
主旨: 回覆: (A/NE-TKLN/108) - Response to Departmental Comments
附件: 864_swept path 20251017.pdf

類別: Internet Email

Dear Timothy,

In response to the TD's comments, we would like to submit the revised Swept Path Analysis for your consideration.

Best Regards,

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

寄件者: Timothy Wai Pui WU/PLAND <twpwu@pland.gov.hk>
寄件日期: 2025 年 10 月 16 日 15:32
收件者: lo mingkong <[REDACTED]>
主旨: Re: (A/NE-TKLN/108) - Response to Departmental Comments

Dear Mr. Lo,

Tried to call you but in vain. Please call me when available. Thank you very much.

Regards,

Timothy WU
ATP/N6, STN/DPO
Planning Department
Tel: 2158-6031

From: lo mingkong <[REDACTED]>
Sent: Monday, October 13, 2025 1:21 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Timothy Wai Pui WU/PLAND <twpwu@pland.gov.hk>; [REDACTED]
Subject: (A/NE-TKLN/108) - Response to Departmental Comments

Dear Sir/Madam,

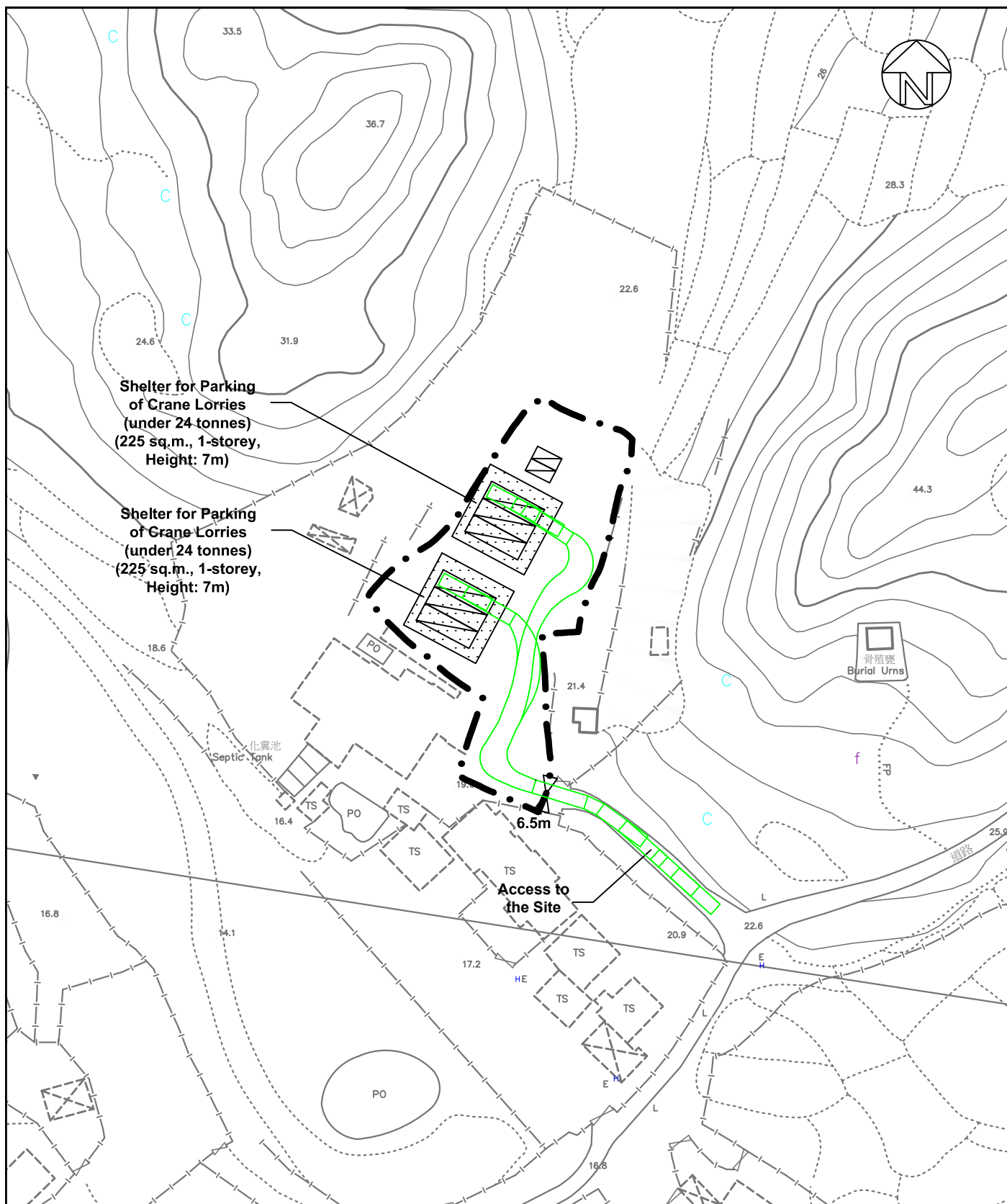
☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

In response to the comments suggested by the Civil Engineering and Development Department dated 30.9.2025, the Transport Department dated 3.10.2025, the Planning Department and the Drainage Services Department dated 6.10.2025, we would like to submit herewith our responses for your consideration.

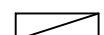
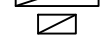
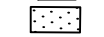
Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Best Regards,

Lo Ming Kong
Top Bright Consultants Ltd.
[REDACTED]



LEGEND:

-  Application Site (Area = about 1,725 sq.m.)
-  Parking Spaces for Crane Lorries (3.5m x 11m)
-  Parking Spaces for Staff/Visitors (2.5m x 5m)
-  Shelters for Parking



Top Bright Consultants Ltd.

Drawing No. :TB/25/864/06A

Swept Path Analysis (Crane Lorries - In)

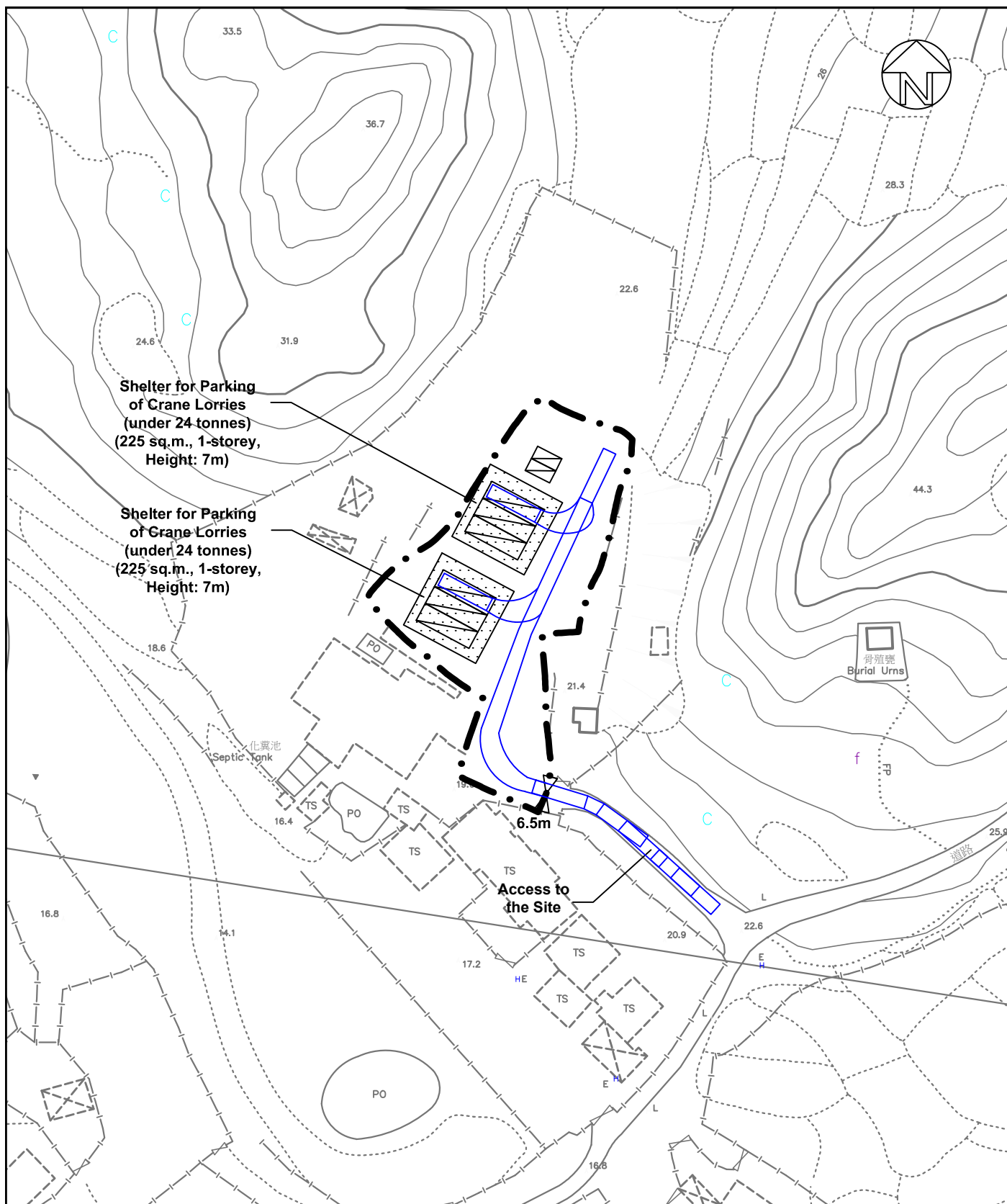
Lots 768 and 769 in DD78,
Lin Ma Hang, N.T.

FIGURE 6A

FOR IDENTIFICATION PURPOSE

Date: 17.10.2025

Scale: 1 : 1 000 (A4)



Top Bright Consultants Ltd.

Drawing No. :TB/25/864/06B

Swept Path Analysis (Crane Lorries - Out)

Lots 768 and 769 in DD78,
Lin Ma Hang, N.T.

FIGURE 6B

FOR IDENTIFICATION PURPOSE

Date: 17.10.2025

Scale: 1 : 1 000 (A4)

☐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22日星期三 18:07
收件者: Timothy Wai Pui WU/PLAND
主旨: (A/NE-TKLN/108) Replacement Pages of the Application Form No. S16-III
附件: TKLN-108 Application Form Page 5 &10.pdf

類別: Internet Email

Dear Mr. Timothy,

We would like to submit the replacement pages of the Application Form No. S16-III for the captioned planning application.

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]

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Private Vehicle Park for Crane Lorries and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	 1,275sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 450sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	 2
Proposed domestic floor area 擬議住用樓面面積	 NAsq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 450sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 450sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 2 shelters for parking of crane lorries. (Height: about 7m)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	 2
Motorcycle Parking Spaces 電單車車位	 NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	 NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	 NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	 NA
Others (Please Specify) 其他 (請列明)	 6
(Crane Lorries, under 24 tonnes)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	 NA
Coach Spaces 旅遊巴車位	 NA
Light Goods Vehicle Spaces 輕型貨車車位	 NA
Medium Goods Vehicle Spaces 中型貨車車位	 NA
Heavy Goods Vehicle Spaces 重型貨車車位	 NA
Others (Please Specify) 其他 (請列明)	 NA

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 768 and 769 in DD78, Ta Kwu Ling, New Territories
Site area 地盤面積	1,725 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Zoning 地帶	Agriculture ("AGR")
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Private Vehicle Park for Crane Lorries and Associated Filling of Land for a Period of 3 Years

☐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.
- 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]

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

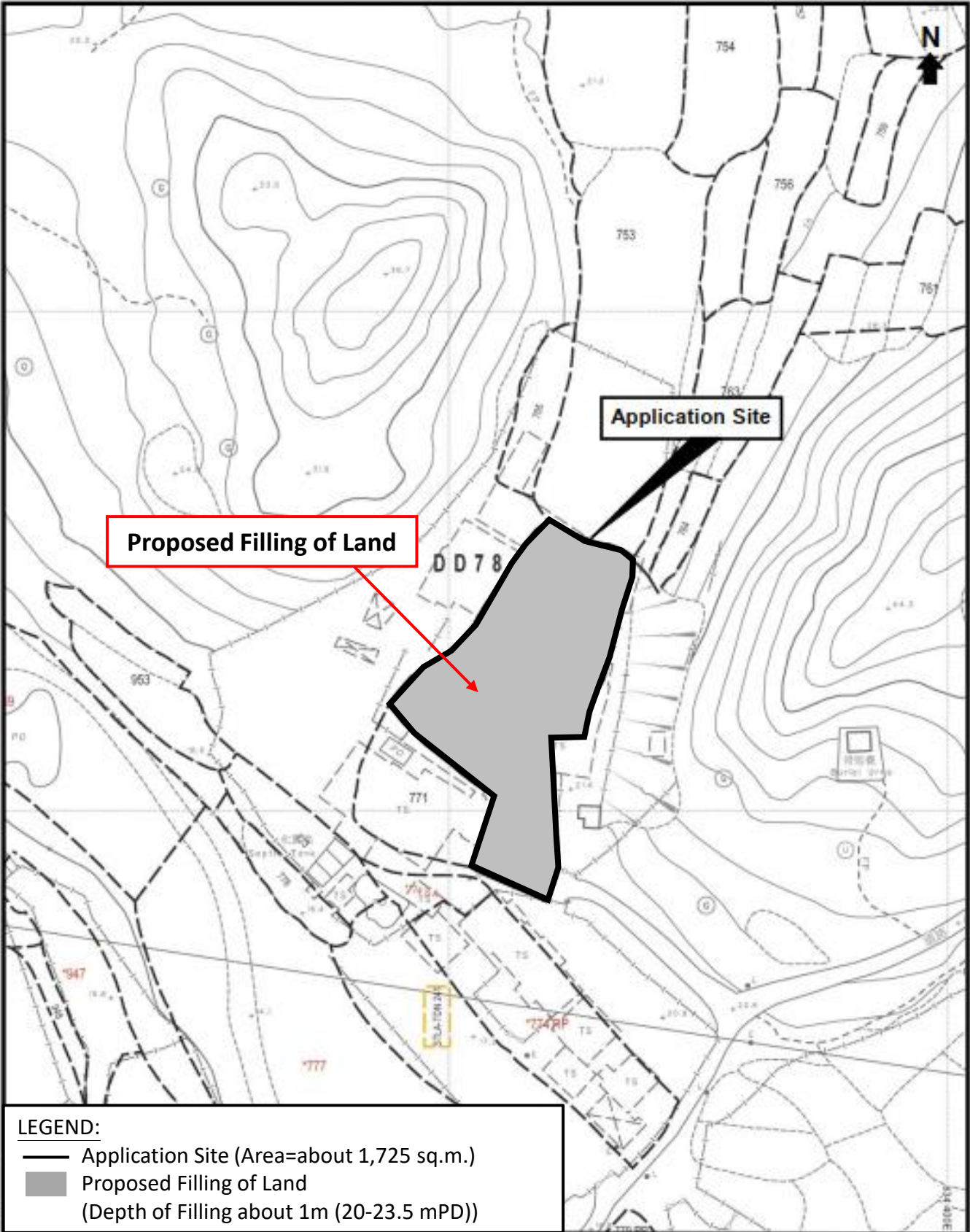


Lo Ming-Kong

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

☐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 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

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)**

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]

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)

☐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31日星期五 16:07
收件者: Timothy Wai Pui WU/PLAND
主旨: (A/NE-TKLN/108) Further Information
附件: TPB_L06_FI.pdf

類別: Internet Email

Dear Timothy,

Please find the attached clarification 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.: TPB/A/NE-TKLN/108

October 31, 2025

Our Ref.: 25/864/L06

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 refer to the captioned application and write to clarify the following items:

- 1) **Shelters for parking of crane lorries:** to prevent the crane lorries from being exposed to the sun and rain at the Application Site, the shelters are open on four sides.
- 2) **The operating hours of the proposed private vehicle park:**

Please replace paragraph 5.04 of the Planning Statement as follows:

Site Operations

- 5.04 The Applicant's business hours are from 8:00 a.m. to 6:00 p.m., Mondays to Saturdays, with no operation on Sundays and public holidays. The Application Site will only be used to park crane lorries (not exceeding 24 tonnes) owned by the Applicant. No vehicle washing, paint spraying, repairs or workshop activities will be conducted at the Application Site. In other words, the 6 crane lorries owned by the Applicant will be accommodated at the Application Site for 24 hours daily, including public holidays, and no vehicles will be moved in or out of the Application Site outside of these business hours.

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



Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport (C for T):

- no comment on the application; and
- her advisory comments are at **Appendix III**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance point of view; and
- his advisory comments are at **Appendix III**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a revised drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is not available; and
- her advisory comments are at **Appendix III**.

3. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix III**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- it is noted that heavy vehicles will be involved in the proposed use but no residential buildings is present within 100m from the site boundary and within 50m from the access road. In view of the above, he has no objection to the application from environmental perspective;

- no environmental complaints against the Site have been received in the past three years; and
- his advisory comments are at **Appendix III**.

5. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site;
- it is noted that two structures and land filling are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, site formation and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- site formation works, i.e. land filling works, are building works under the control of the BO. Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An AP should be appointed as the co-ordinator for the proposed site formation in accordance with the BO; and
- his advisory comments are at **Appendix III**.

6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character within the “Agriculture” (“AGR”) zone comprising vacant lands, clusters of tree groups and vegetated areas with temporary structures to the south and scattered “Green Belt” (“GB”) zones around the Site. The proposed use is not entirely incompatible with the surrounding area;
- with reference to the site photos taken on 16.9.2025, the Site is generally occupied by existing temporary structures and partially covered with some existing vegetation of common/undesirable species. According to the Application Form, no tree felling is anticipated. Significant adverse impact on existing landscape resources within the Site is not anticipated; and
- her advisory comments are at **Appendix III**.

7. **Geotechnical Aspect**

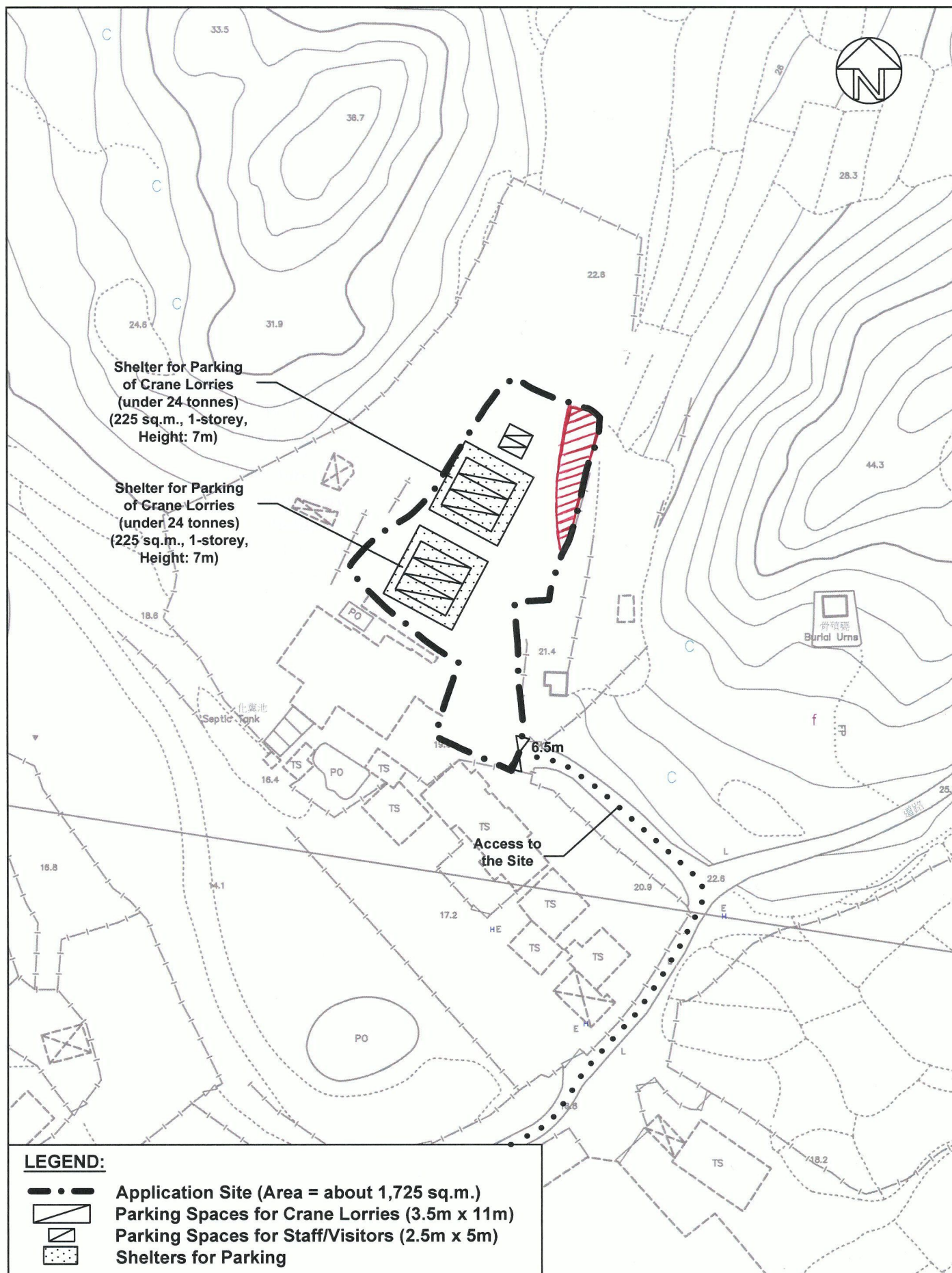
Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- the northern part of the Site is overlooked by steep natural hillside and meets the Alert Criteria for a Natural Terrain Hazard Study (NTHS). However, he notes in the applicant's submission that no specific use is annotated in the area (see **Attachment**). Given that the application would not include any critical facilities, in particular open car park in the area, an NTHS is considered not necessary and he has no adverse comment on the application.

8. **Other Departments**

The following government departments have no objection to/no comments on the application:

- (a) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Commissioner of Police (C of P); and
- (d) District Officer (North), Home Affairs Department (DO(N), HAD).



Top Bright Consultants Ltd.

Drawing No. :TB/25/864/05

Layout Plan

Lots 768 and 769 in DD78,
Lin Ma Hang, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 30.7.2025

Scale: 1 : 1 000 (A4)

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the proposed use with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:

- (i) the 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 Site is required to pass through Government Land (GL) but no right of access via GL is granted to the Site;
- (ii) the following irregularity covered by the planning application has been detected by his 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. His office reserves the rights to take necessary lease enforcement action against any breaches without further notice;

- (iii) the following irregularity not covered by the planning application has been detected by his office:

occupation of GL 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. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (iv) the lot owner shall either (i) remove the structures and cease the occupation of the GL immediately, or 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 his 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 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; and

- (v) the applicant should comply with all the land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space within the Site shall be provided. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the access arrangement should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and nearby public roads; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant is reminded to submit the revised drainage proposal in full set to DSD for comments;
 - (ii) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (iii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iv) the Site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (g) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
 - (i) the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024; and
 - (ii) the proposed use falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Subject to the land use planning in the P&E Study, the proposed use would need to be vacated for the site formation works. The applicant should take account of the above if the proposed use is pursued;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should be advised as follows:

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of the proposed FSI to be installed should be clearly marked on the layout plans; and
 - as the nearest street fire hydrant is not available within 400m from the Site, additional fire safety measures shall be imposed; and
- (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (j) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and to meet the statutory requirements under relevant pollution control ordinances; and
- (k) to note the comments of Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
- (i) it is noted that two structures and land filling are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, site formation and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) site formation works, i.e. land filling works, are building works under the control of the BO. Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An AP should be appointed as the co-ordinator for the proposed site formation in accordance with the BO; and
- (iii) the applicant's attention is drawn to the following points:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the planning application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as

and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- the applicant's attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
- the headroom (7m) of the shelters are considered excessive. It should be justified upon formal plan submission to BD;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/108

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date 2025 9.19

From:
Sent: 2025-10-05 星期日 03:23:12
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKLN/108 DD 78 Ta Kwu Ling

A/NE-TKLN/108

Lots 768 and 769 in D.D. 78, Ta Kwu Ling North

Site area: About 1,725sq.m

Zoning: "Agriculture"

Applied use: Vehicle Park for 6 Crane Lorries / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections, another relocation sob story where the applicant ignores the option of moving to some of the many lots designated Cat 2.

This area is not Cat 2 and there is no current concentration of brownfield, it is also close to slopes.

There is no justification for approval of the application as sufficient land has already been designated Cat 2 to accommodate the relocated operations.

Mary Mulvihill