



Date : 14th July, 2026
Our Ref. : ADCL/PLG-10348/L004

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

By Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years at Lots 1098 (Part), 1099 S.A (Part), 1099 S.B (Part), 1100 (Part), 1101 (Part), 1105 S.A RP in D.D. 82 and Adjoining Government Land, Ping Che, New Territories
(Planning Application No. A/NE-TKL/842)**

We refer to our submission and the comments received from the Transport Department and Lands Department regarding the subject application, we would like to provide a Response to Comment Table to facilitate considerations by relevant departments and the Town Planning Board.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

Isa YUEN
Encl.

Section 16 Planning Application for Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Equipment and Machineries with Ancillary Storage of Construction Equipment, Machineries, Tools and Site Office for a Period of 3 Years at Various Lots in D.D. 82 and Adjoining Government Land, Ping Che, New Territories

Department	Date	Comments	Responses to Departmental Comments																																														
Transport Department	8.7.2026	1. the applicant shall advise and substantiate the traffic generation from and attraction to the application site, and assess the traffic impact to the nearby road links and junctions;	Same as that proposed in previous approvals, there would be no more than 20 vehicular trips per day for the applied use. For detailed estimation of traffic generation from and attraction to the application site, please refer to the table below. <table><tr><th colspan="8">Estimated Trip Generation/Attraction</th></tr><tr><th rowspan="2">Time Period</th><th colspan="2">PC</th><th colspan="2">LGV</th><th colspan="2">MGV</th><th rowspan="2">2-Way Total</th></tr><tr><th>In</th><th>Out</th><th>In</th><th>Out</th><th>In</th><th>Out</th></tr><tr><td>Trips at AM peak per hour (09:00 – 10:00)</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Trips at PM peak per hour (17:00 – 18:00)</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Trips (07:00 – 09:00) (10:00 – 17:00) (18:00 – 23:00)</td><td>2</td><td>2</td><td>4</td><td>4</td><td>2</td><td>2</td><td>16</td></tr></table> The estimated vehicular trips generated/attracted by the applied use are minimal. In addition, given that the applied use has been utilised for the same/similar use since 2001 and has long co-existed harmoniously with the surrounding development, and there is no increase in floor areas and number of structure under the current application, adverse traffic impacts on the surrounding road network are not anticipated. Same as that proposed in previous applications, all vehicles entering and exiting the application site during the planning approval period would be restricted to non-peak hours (i.e. from 10:00a.m. to 4:00 p.m. on Mondays to Saturdays (excluding Sundays and Public Holidays)). Located along the key roadway (i.e. Ping Che Road), the applied use is inherently designed to meet regulatory standards and optimise operational efficiency	Estimated Trip Generation/Attraction								Time Period	PC		LGV		MGV		2-Way Total	In	Out	In	Out	In	Out	Trips at AM peak per hour (09:00 – 10:00)	0	0	0	0	0	0	0	Trips at PM peak per hour (17:00 – 18:00)	0	0	0	0	0	0	0	Trips (07:00 – 09:00) (10:00 – 17:00) (18:00 – 23:00)	2	2	4	4	2	2	16
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Department	Date	Comments	Responses to Departmental Comments
			without substantially impacting local traffic.
		2. the applicant should advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	The applicant will deploy dedicated on-site personnel tasked exclusively with directing and managing all vehicles entering and exiting the application site. This operational measure ensures pedestrian safety from passing through the site entrance.
		3. the applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the application site; and	Sufficient space is provided within the application site for vehicles to ensure all operational vehicles can manoeuvre smoothly and safely without queuing of vehicles along Ping Che Road. Furthermore, the applicant will implement strict logistical controls where all vehicle arrivals and departures are scheduled at staggered intervals. The operational vehicles will avoid local peak hours to prevent any extensive traffic flow within or near the site vicinity. In addition, staff will be deployed by the applicant to direct vehicles entering/exiting the application site, ensuring no queuing of vehicles outside the site.
		4. the applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the application site.	As the application site is designated strictly for 'Open Storage' use by the applicant only, no outside visitors or customer vehicular traffic are anticipated. Apart from the pre-scheduled windows when operational vehicles are entering or exiting, the main gates will remain closed at all times for security and traffic management purposes.

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Department	Date	Comments	Responses to Departmental Comments
Lands Department	10.7.2026	1. The application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the application site is required to pass through Government land (GL) but no right of access via GL is granted to the application site. 2. No consent is given for inclusion of GL (about 41.6m² as mentioned in the application form) in the application site. 3. I must point out that the following irregularities covered by the subject planning application have been detected by this office: <u>Unauthorised structures within Lot Nos. 1099 S.A, 1100 and 1101 all in D.D. 82 covered by the planning application</u> There are unauthorized structures on the private lots concerned. The lot owner(s) should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice. <u>Unlawful occupation of GL adjoining Lot No. 1098 in D.D. 82 covered by the planning application</u> The GL within the application site (about 41.6 m² as mentioned in the application form) has been fenced off / illegally occupied without any permission. Any occupation of GL without Government's prior approval	Noted. The current application serves to seek planning permission and to regularize the existing structures. The lot owner has applied to the Lands Department for a Short-Term Waiver (STW) and Short-Term Tenancy (STT) to permit the structures to be erected within the private lots concerned and the occupation of Government land. Upon approval of the current application, the lot owner will closely follow up with LandsD for any modifications required. Ditto. Ditto.

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Department	Date	Comments	Responses to Departmental Comments
		is an offence under Cap. 28. There is illegal occupation of GL which regularization would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the illegal occupation of GL as demanded by LandsD. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice. 4. The lot owner has applied to this office for Short Term Waivers (STW) and Short Term Tenancy (STT) to permit the structure to be erected within the private lots concerned and the occupation of GL. The applications for STW is being 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 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. For the STT, please refer to para. 3. If unlawful occupation of GL is ceased and rectified, the STT application could be considered and there is no adverse comment from this office. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future, and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.	Ditto.