

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

Adrian Tsz Hin TAM/PLAND

寄件者: Natalie Wong <[REDACTED]>
寄件日期: 2026年07月21日星期二 17:20
收件者: tpbpd/PLAND
副本: Kennith; Sheren Si Wai LEE/PLAND; Adrian Tsz Hin TAM/PLAND
主旨: Re: Application No. A/NE-TKL/837 - Submission of Further Information 2
附件: PLG_10193_L005.pdf; A_NE-TKL_837 Further Information 2_20260721.pdf

類別: Internet Email

Dear Sir/Madam,

I refer to Application No. A/NE-TKL/837. Please find the attached cover letter dated 21.7.2026 (our ref: PLG/10193/L005) and Further Information 2 for your handling.

The current submission supersedes that made to the Town Planning Board on 15.7.2026 (Our Ref.: PLG/10193/L004) in the preceding email.

Should you have any queries, please do not hesitate to contact the undersigned at 2329 8092.

Regards,

Natalie Wong

Assistant Town Planner / Assistant Manager

PlanPlus Consultancy Limited 思雋顧問有限公司

[REDACTED]

Be carbon conscious. Please consider our environment before printing this email.

[Folder Ref.: PLG-10193]

Date : 21 July 2026
Our Ref. : PPCL/PLG/10193/L005

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Application No. A/NE-TKL/837

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

Submission of Further Information 2

We refer to the departmental comments received via the Sha Tin, Tai Po and North District Planning Office (“DPO”) in respect of the captioned application and hereby submit the Further Information, which supersedes that made to the Town Planning Board on 15.7.2026 (Our Ref.: PLG/10193/L004). Please find appended the following documents for your onward processing:

- Responses to Departmental Comments
- **Annex 1** – Swept Path Analysis
- **Annex 2** – Proposed traffic warning signs
- **Annex 3** – Land Filling Plan
- **Annex 4** – Revised Layout Plan
- **Annex 5** – Replacement pages of Application Form

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

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

Yours faithfully,
For and on behalf of

PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above
c.c. - The Applicant – by email
- Ms. Sheren Lee (TP/N3)
- Mr. Adrian Tam (TPG/N1)

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

Planning Application No. A/NE-TKL/837

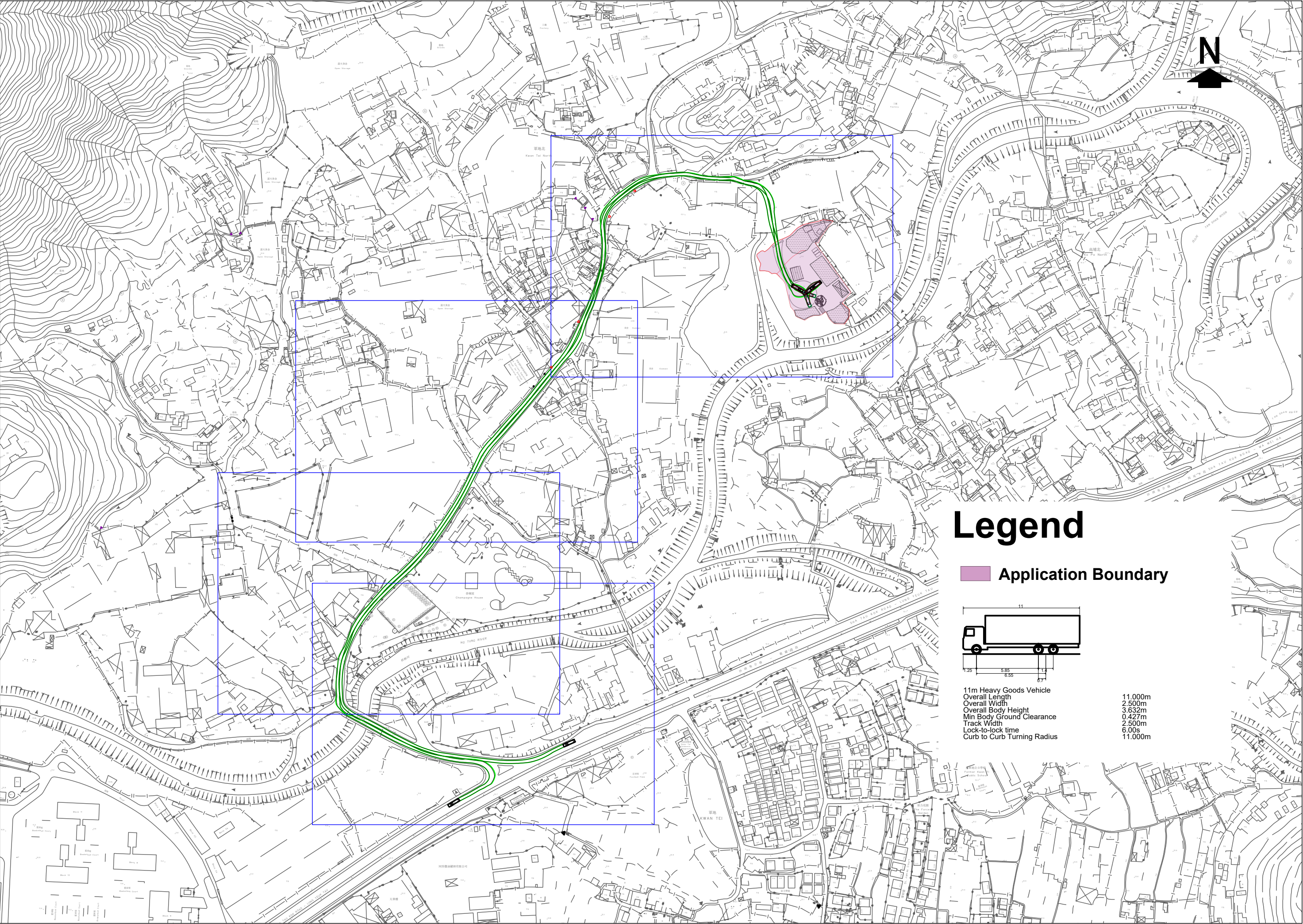
Further Information 2

Responses to Departmental Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Transport Department received on 18.5.2026		
	- the dimension of good vehicles used for swept path analysis should follow the table 5.4.4.1 in Volume 7 of TPDM; and - the applicant should propose measures, such as installation of traffic warning signs and provision of passing bays, to ensure that the movement of site vehicles will not clash with the vehicles riding in opposite direction along the access road linking Sha Tau Kok Road - Lung Yuek Tau to the application site.	The revised swept path analysis is attached at Annex 1 of this FI submission. Please refer to Annex 2 for the proposed traffic warning signs along the access road, which are located on Government land. Upon approval of the application, the Applicant will apply to the relevant departments for permission for the installation of the signage.
2. Comments from Planning Department received on 4.5.2026		
	As discussed previously, please also provide supplementary information on the filling of land at the application site.	Please be informed that the Application Site had already been paved prior to the Applicant's tenancy of the site. It is understood that the earlier filling of land was primarily carried out for site formation purposes for open storage use. The current applied filling of land is intended to regularise the previously filled area and reflect the present conditions of the Application Site. Accordingly, there will be no further filling of land in the future. The applied filling of land comprises approximately 4,226.9m² with a depth of 800mm. Please refer to Annex 3 for the land filling plan. At present, the highest level of the Application Site is about 11.4mPD, while the lowest level is approximately 9.7mPD. The site levels prior to land filling are estimated to range from about 8.9mPD to 10.6mPD.

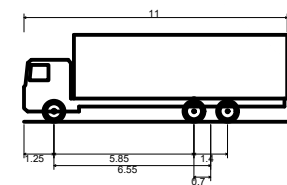
Annex 1

Swept Path Analysis

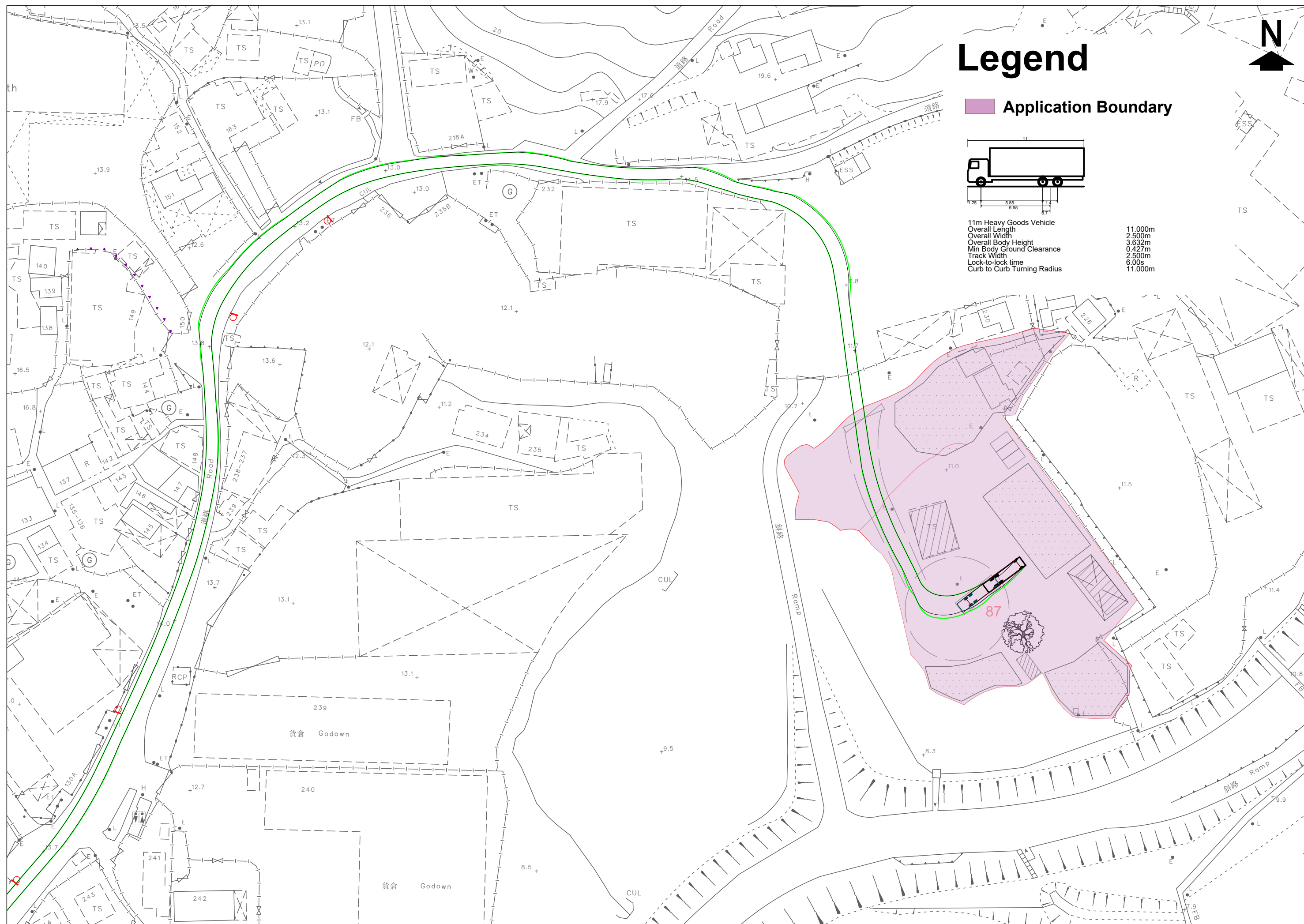


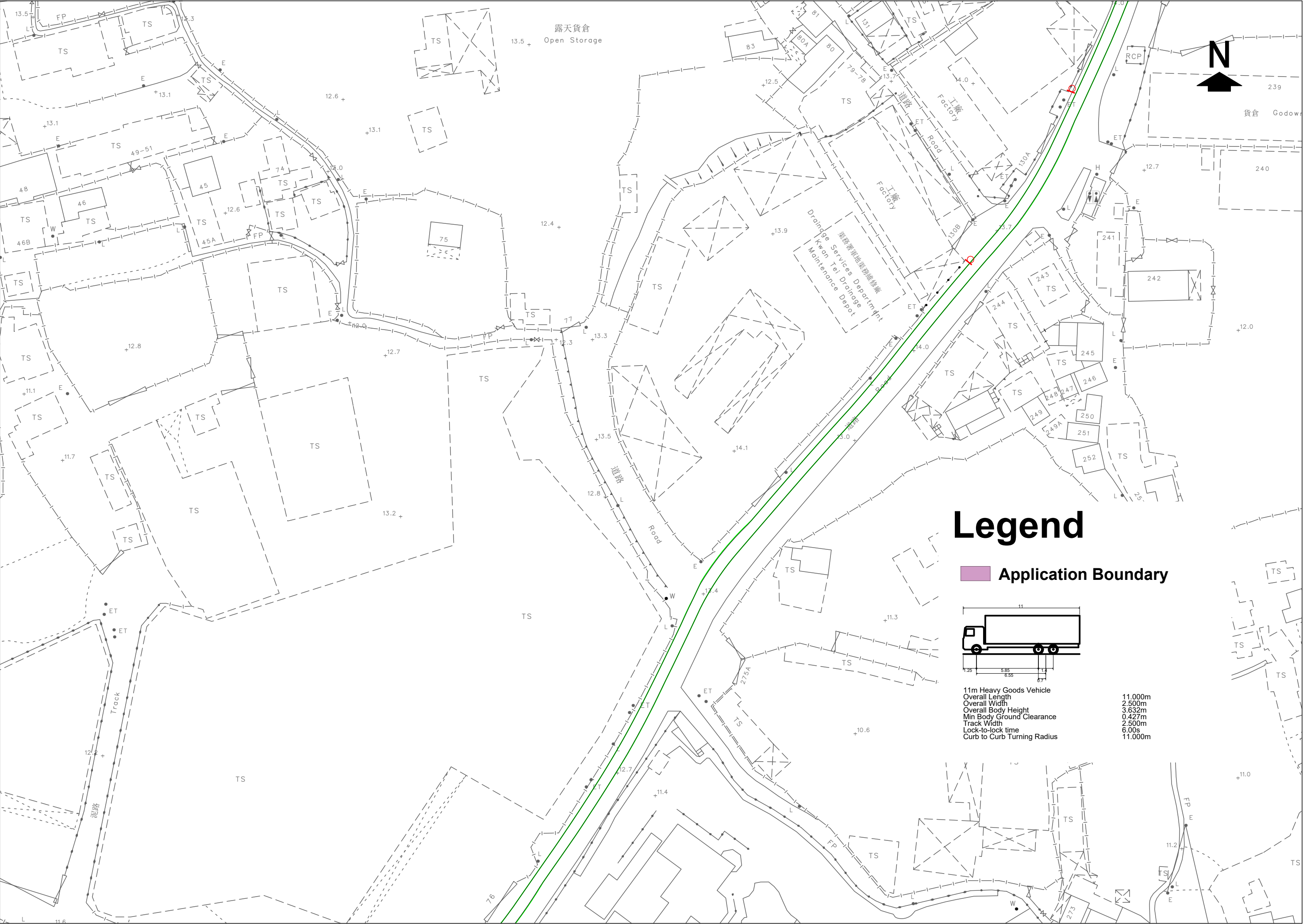
Legend

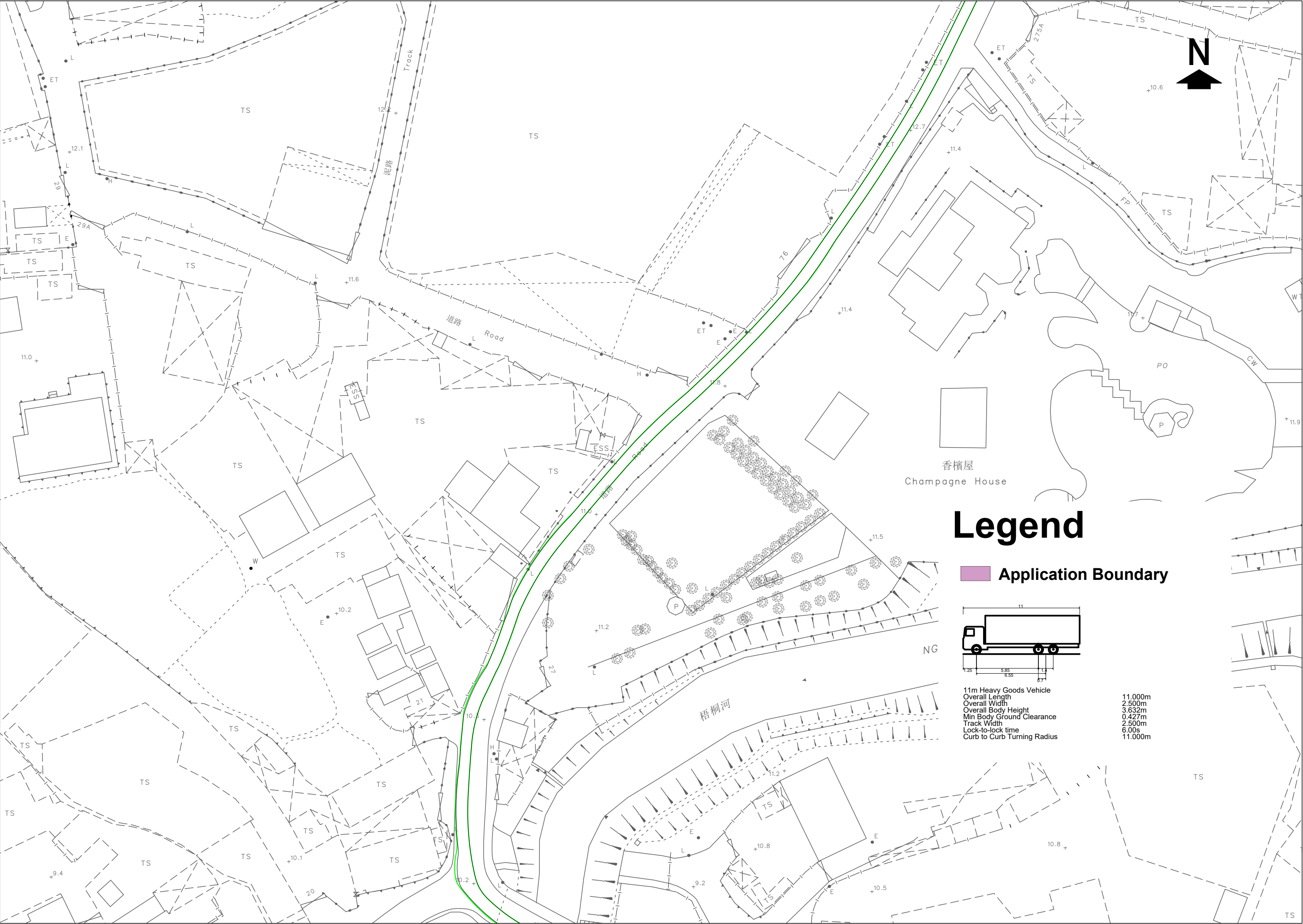
 Application Boundary

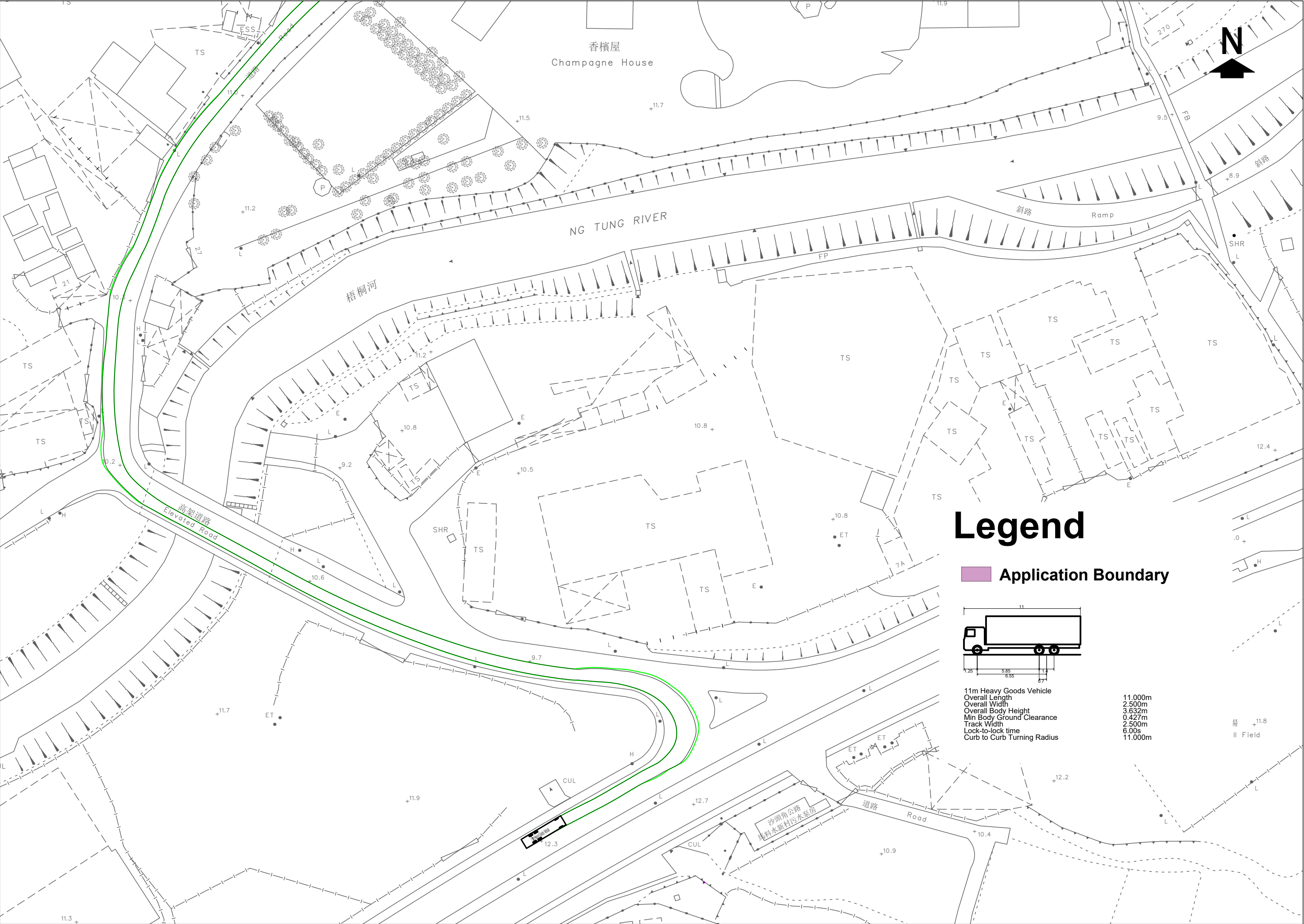


11m Heavy Goods Vehicle	
Overall Length	11.000m
Overall Width	2.500m
Overall Body Height	3.632m
Min Body Ground Clearance	0.427m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to curb Turning Radius	11.000m



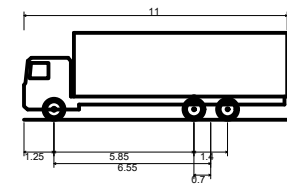




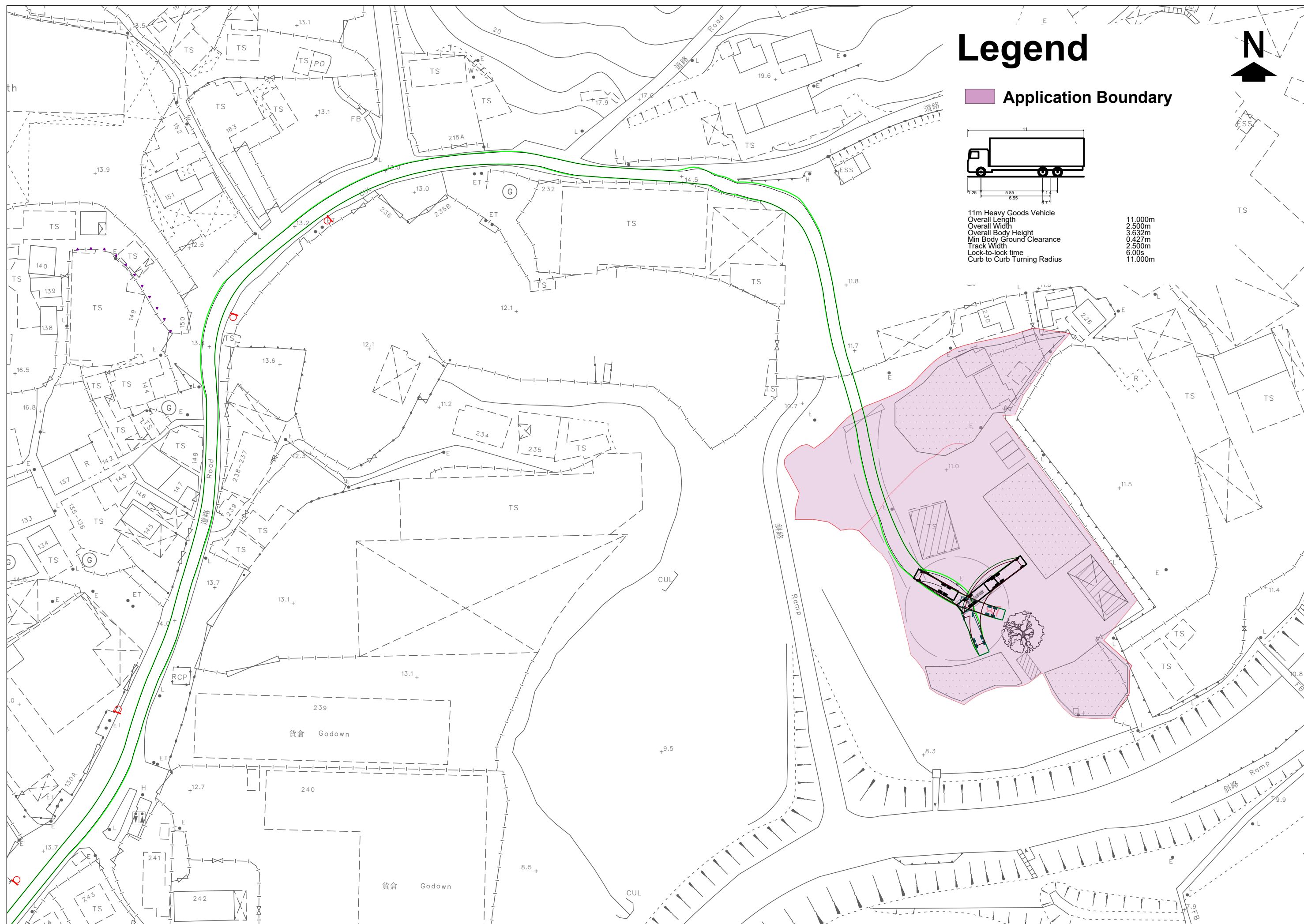


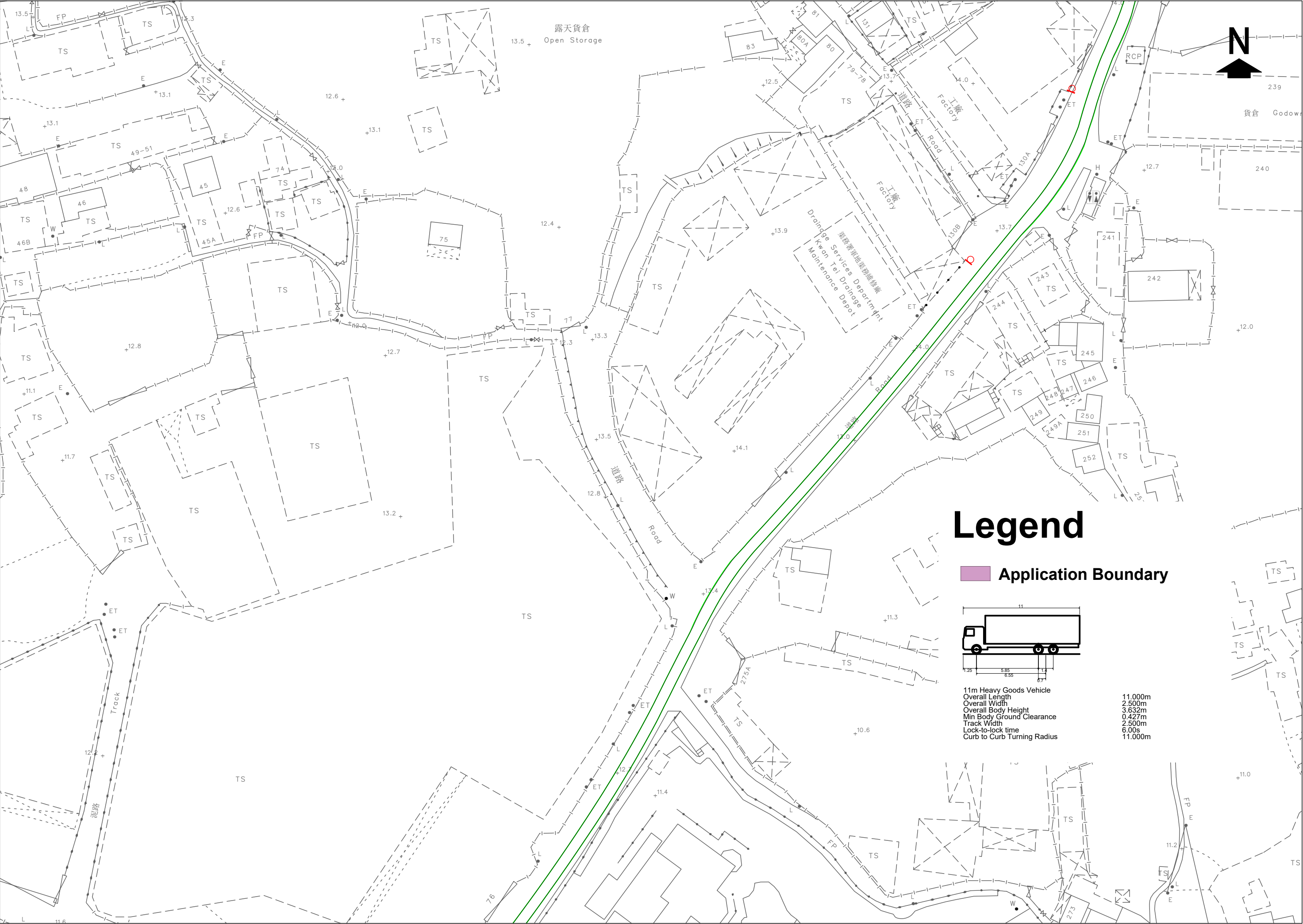
Legend

Application Boundary



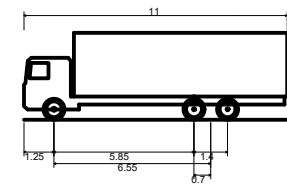
11m Heavy Goods Vehicle
Overall Length 11.000m
Overall Width 2.500m
Overall Body Height 3.632m
Min Body Ground Clearance 0.427m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 11.000m



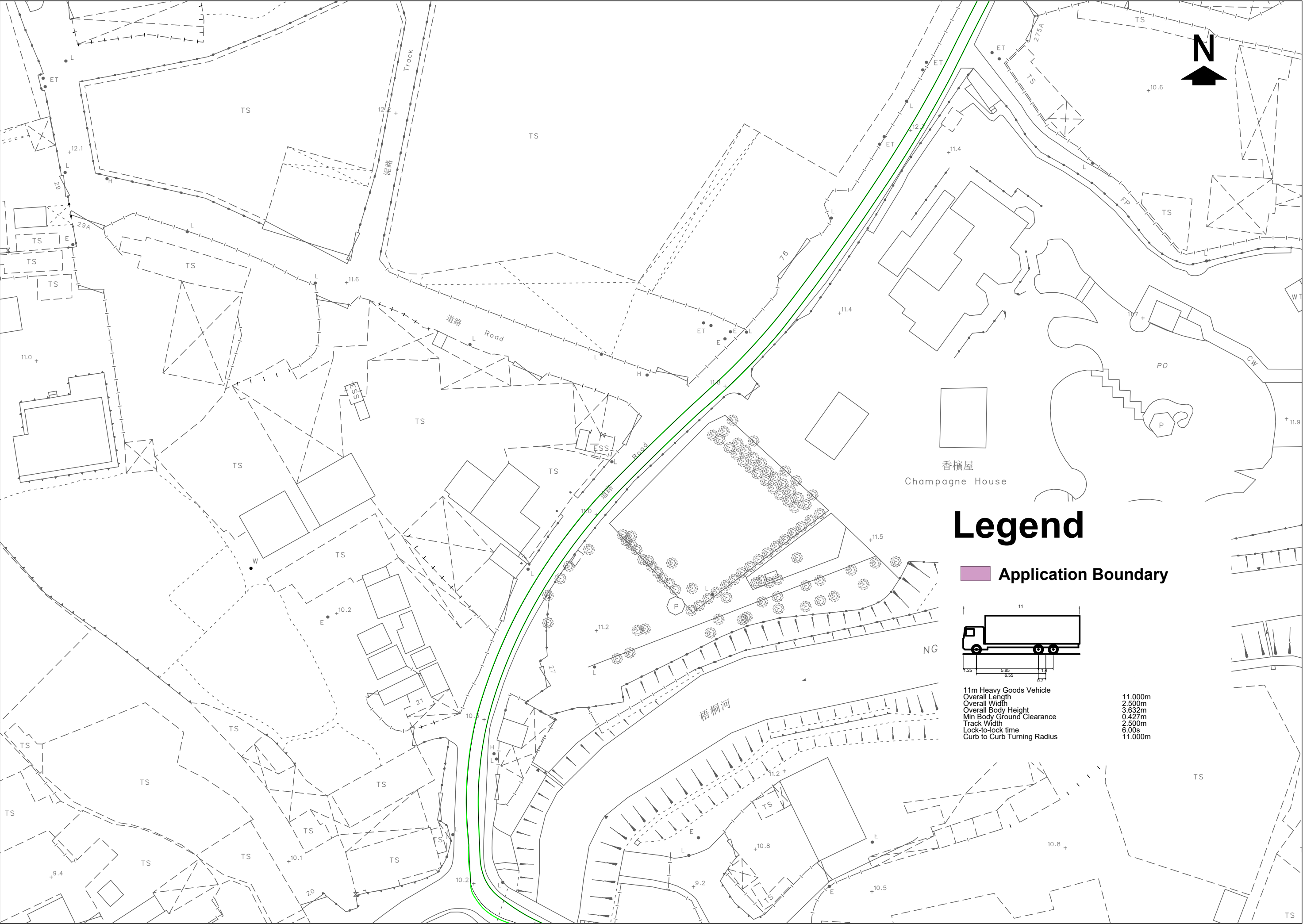


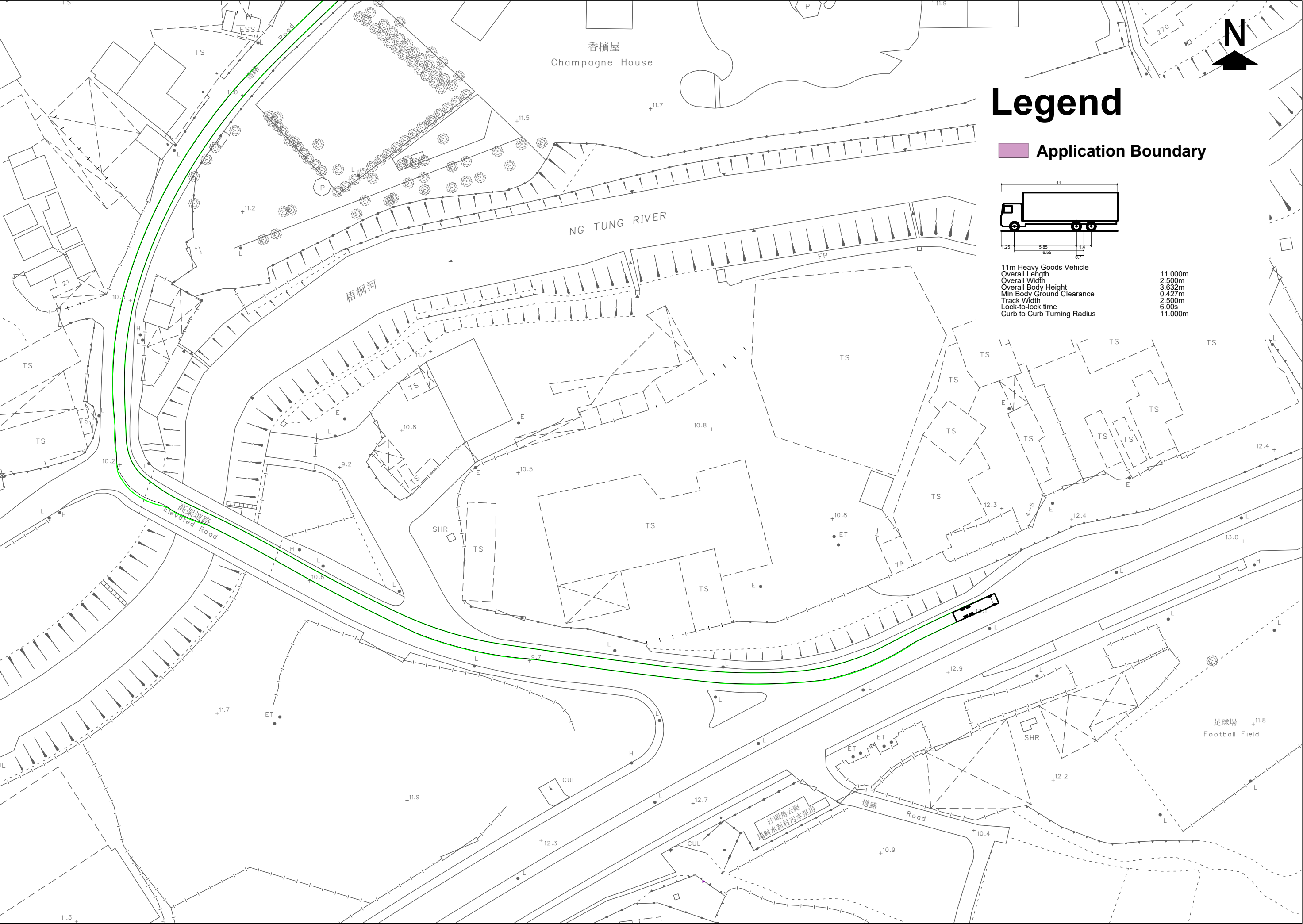
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 Application Boundary



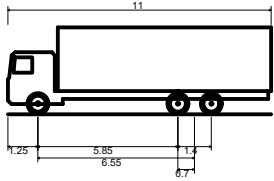
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Overall Length 11.000m
Overall Width 2.500m
Overall Body Height 3.632m
Min Body Ground Clearance 0.427m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to curb Turning Radius 11.000m





Legend

 Application Boundary

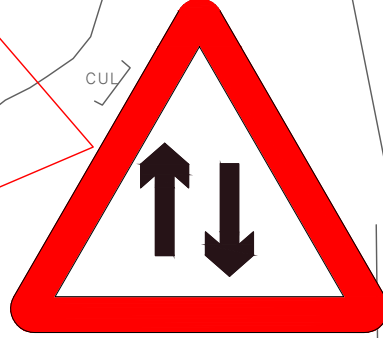
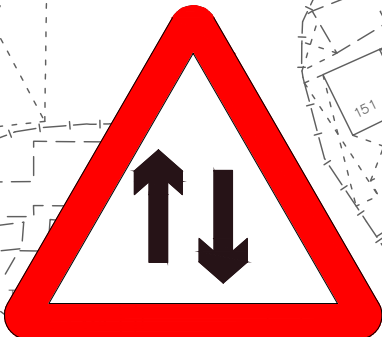


11m Heavy Goods Vehicle	
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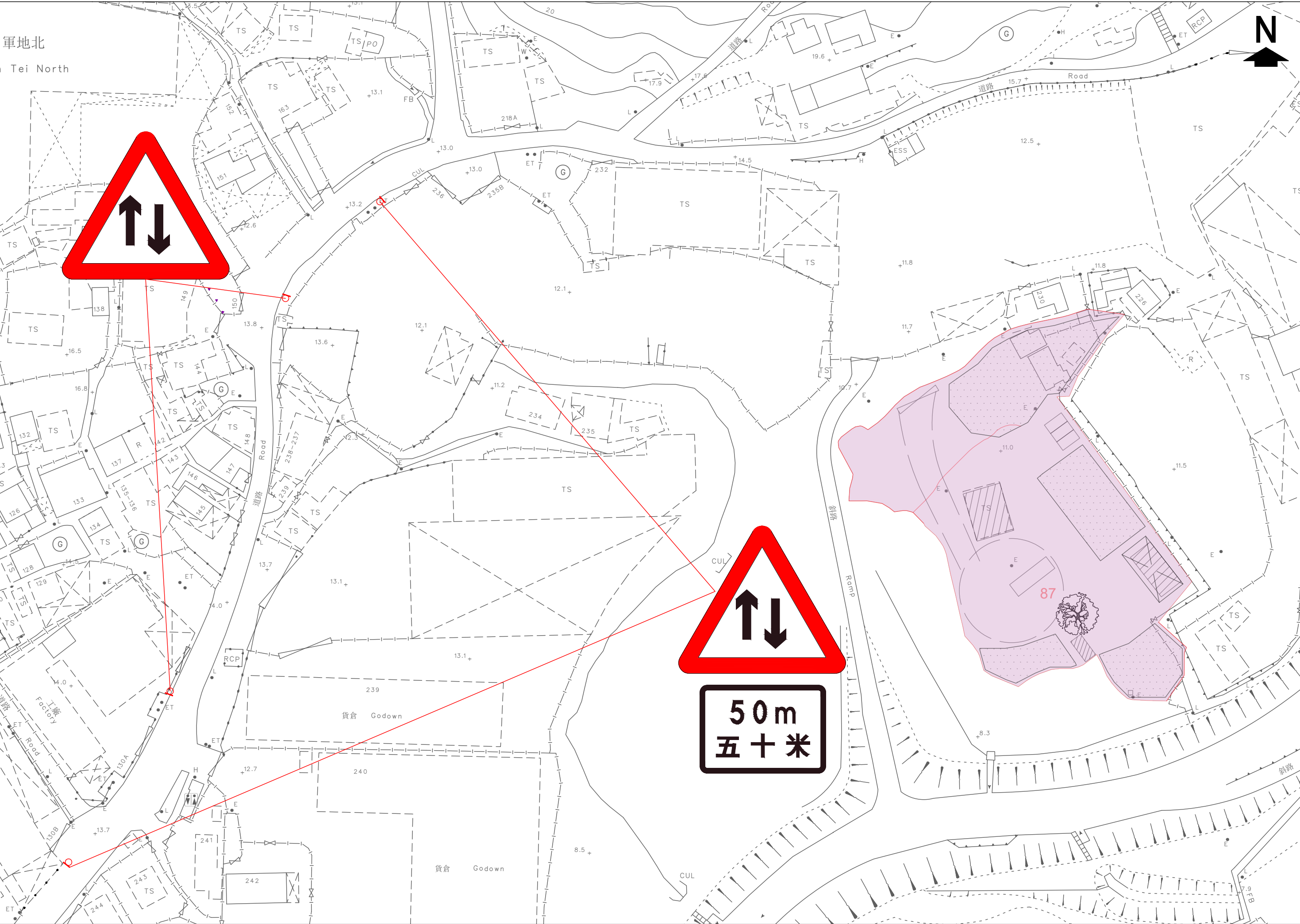
Annex 2

Proposed traffic warning signs

軍地北
Tei North

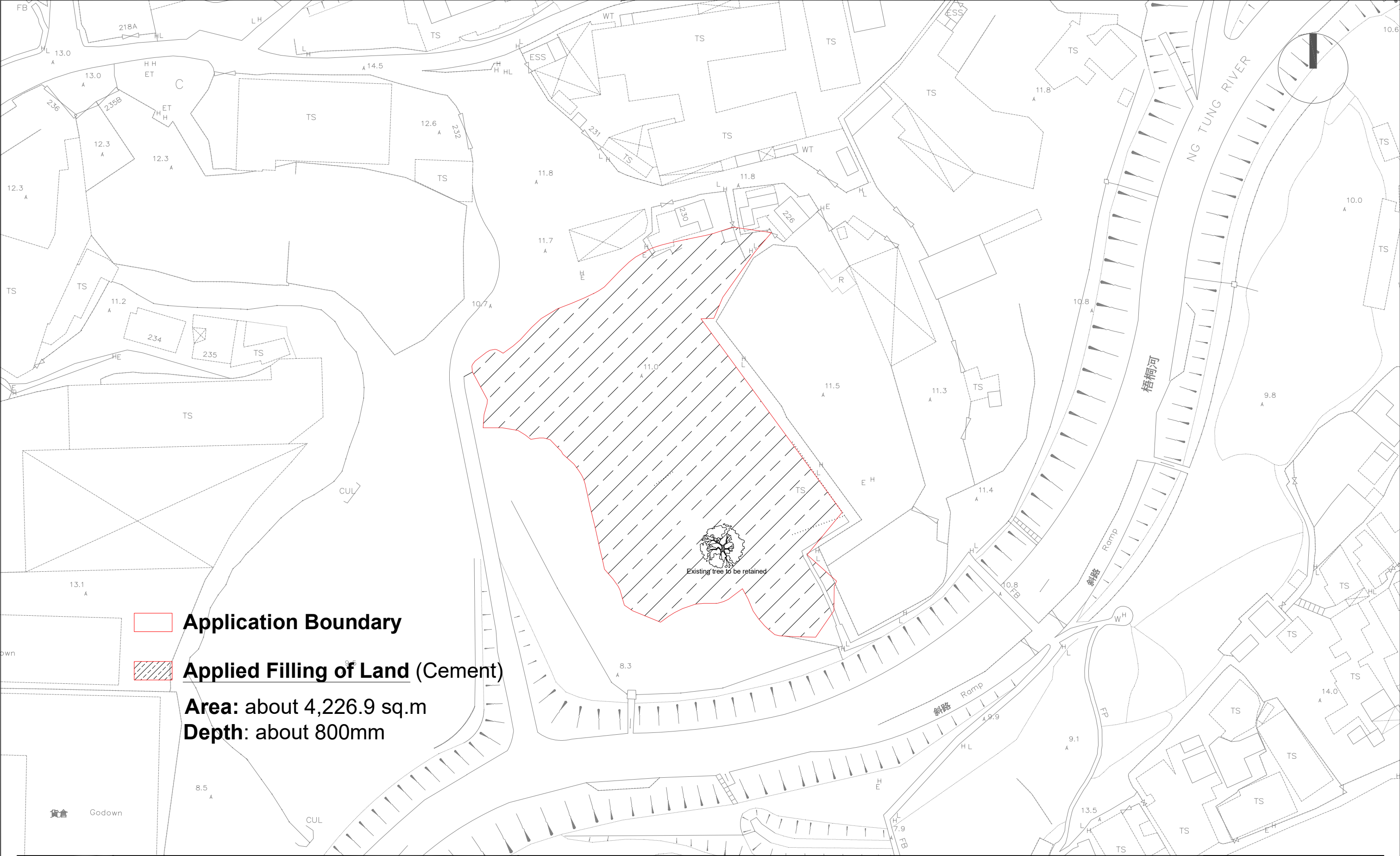


50m
五十米



Annex 3

Land Filling Plan



Application Boundary

Applied Filling of Land (Cement)

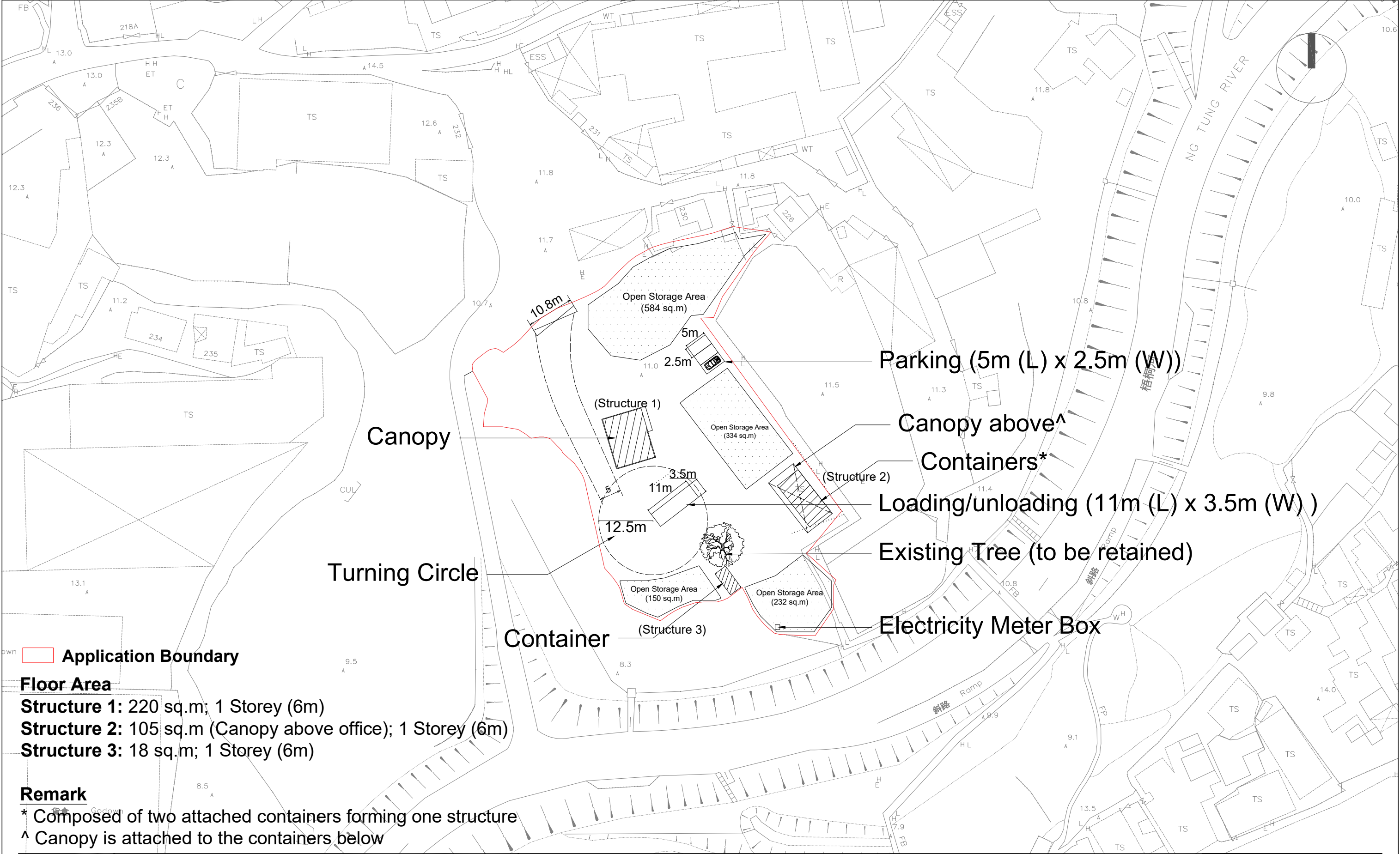
Area: about 4,226.9 sq.m

Depth: about 800mm

	PROJECT	GENERAL NOTES		JOB NO. PLG-10193	
	Section 16 Planning Application for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Office for a Period of 3 Years at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories			DWG NO. -	
	DRAWING TITLE			SCALE	REV.
	Land Filling Plan			1:800 @ A3	-
				DATE	
				20260717	

Annex 4

Revised Layout Plan



Application Boundary

Floor Area

Structure 1: 220 sq.m; 1 Storey (6m)

Structure 2: 105 sq.m (Canopy above office); 1 Storey (6m)

Structure 3: 18 sq.m; 1 Storey (6m)

Remark

* Composed of two attached containers forming one structure

^ Canopy is attached to the containers below

	PROJECT	GENERAL NOTES	JOB NO. PLG-10193	
	Section 16 Planning Application for Temporary Open Storage of Recycling Materials and Metalware with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 86 (Part), 87 and 89 in D.D. 83 and Adjoining Government Land, Kwan Tei North, Fanling, New Territories		DWG NO. -	
	DRAWING TITLE		SCALE	REV.
			1:800 @ A3	-
	Layout Plan		DATE	
			20260717	

Annex 5

Replacement pages of Application Form

- ☒ 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 17/03/2026 (DD/MM/YYYY)
於 17/03/2026 (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 13/03/2026 (DD/MM/YYYY)
於 13/03/2026 (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 Open Storage of Recycling Materials and Metalware with Ancillary Facilities and Associated Filling of Land (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 <u>3</u> ☐ month(s) 個月 _____

(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 ☒ No 否 ☐	☒ (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 4,226.9 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.8 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																															
(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 ☐																															

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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 86 (Part), 87 and 89 in D.D. 83 and adjoining Government Land, Kwan Tei North, Fanling, New Territories		
Site area 地盤面積		4226.9 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 152.9 sq. m 平方米 ☒ About 約)		
Plan 圖則		Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14		
Zoning 地帶		"Agriculture" and "Open Storage"		
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 3 ☐ 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 Open Storage of Recycling Materials and Metalware with Ancillary Facilities and Associated Filling of Land		
(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於	
	Non-domestic 非住用	343 ☒ About 約 ☐ Not more than 不多於	0.08 ☒ About 約 ☐ Not more than 不多於	