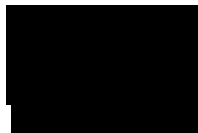




Tel 電話 :
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Web 網址 :



Date : 14th August, 2026
Our Ref. : ADCL/PLG-10295/L013

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 Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories
(Planning Application No. A/NE-TKL/846)**

We refer to our submission and the comments received from the relevant departments regarding the subject application. We would like to provide a Response to Comment Table and Swept Path Analysis 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 [REDACTED].

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

A handwritten signature in black ink, appearing to read "Isa Yuen", written over a horizontal line.

Isa YUEN
Encl.

Address 地址 :



Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Department	Date	Comments	Responses to Departmental Comments
Lands Department	13.8.2024	- LandsD objects to the application; - 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 both Government land (GL) and the adjoining private lots. No right of access via GL is granted to the application site. The applicant shall make his own arrangement for acquiring access to the application site. The Government shall accept no responsibility in such arrangement; - the following irregularities covered by the planning application has been detected by LandsD: <u>unauthorised structures within the said private lots covered by the planning application</u> LandsD has reservation on the planning application since there are unauthorised structures on the private lots which are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD; and <u>unlawful occupation of GL adjoining the said private lots with unauthorised structures covered by the planning application</u> The GL within the application site (about 177 m²) has been illegally occupied with unauthorised structures without any permission. LandsD objects to the planning application since there is illegal occupation of GL which regularisation would not be considered according to the prevailing land policy. The lot owner should immediately cease the illegal occupation of GL as demanded by LandsD. LandsD reserves the rights to take	Noted. The current application seeks planning permission to facilitate the relocation of existing brownfield operation affected by the Yuen Long South New Development Area Stage 2 Works while seeking to regularise existing structures on the application site. Should the current application be approved, the applicant will apply to LandsD for a Short Term Waiver (STW) and Short Term Tenancy (STT) as appropriate. Ditto. Ditto.

Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Department	Date	Comments	Responses to Departmental Comments
		necessary land control action against the illegal occupation of GL without further notice; - the following irregularity not covered by the planning application has been detected by LandsD: <u>unauthorised structure extended from Lot 174 RP in D.D. 84 not covered by the planning application</u> there is unauthorised structure extended from Lot 174 RP in D.D. 84 to Lots 171 and 224 RP both in D.D. 84 not covered by the subject planning application. The lot owner should immediately rectify the lease breaches and LandsD reserves the rights to take necessary lease enforcement action against the breaches without further notice; - subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, the lot owner shall apply to LandsD for Short Term Waiver (STW) to permit the structures erected/proposed 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 whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fees 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/applicant for any breaches 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 applied use is temporary in nature, only erection of temporary structures will be considered; and - unless and until the unauthorised structures and the unlawful	Noted. The current application seeks to regularise existing structures within the application site. The applicant is committed to removing any unauthorised structures and ceasing occupation outside the application site boundary. Upon obtaining planning approval, the applicant will apply to the Lands Department for a Short Term Waiver (STW) for the structures erected on private lots, as well as a Short Term Tenancy (STT) for the occupation of Government land within the application site boundary, as appropriate. Ditto.

Section 16 Planning Application for Proposed Temporary Warehouse and Open Storage of Metal and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 172 and 174 RP (Part) in D.D. 84 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

Department	Date	Comments	Responses to Departmental Comments
		occupation of GL are duly rectified by the lot owner/applicant, LandsD object to the application which must be brought to the attention of the Town Planning Board when they consider the application.	Ditto.
Transport Department	13.8.2026	- the applicant should demonstrate the satisfactory manoeuvring of the goods vehicles entering and exiting between the application site and Ping Che Road, manoeuvring within the application site and into/out of the parking and loading/unloading spaces, preferably using swept path analysis;	Please refer to the attached swept path analysis demonstrating there is sufficient space for manoeuvring of the goods vehicles entering and exiting between the application site and Ping Che Road, manoeuvring within the application site and into/out of the parking and loading/unloading spaces.
		- the applicant should advise the provision and management of pedestrian facilities to ensure pedestrian safety;	To improve the safety of pedestrians at the access point of the application site, road signs are proposed to alert drivers and pedestrians, encourage them to proceed in a caution manner. The applicant will also ensure the operators to drive their vehicles in a restricted speed in order to ensure operation safety within the application site.
		- the applicant should 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 the smooth manoeuvring of goods vehicles entering and exiting between the site, thereby preventing any traffic queue-back onto the public road. The applicant will implement strict traffic and site management measures. Specifically, all visitors and vehicles will be required to make a pre-booking or prior arrangement before visiting the site. Dedicated on-site staff will be deployed to actively manage traffic flow and direct pre-booked vehicles to designated parking and loading/unloading areas within the site, ensuring no vehicle queuing occurs outside the application site
		- the proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.

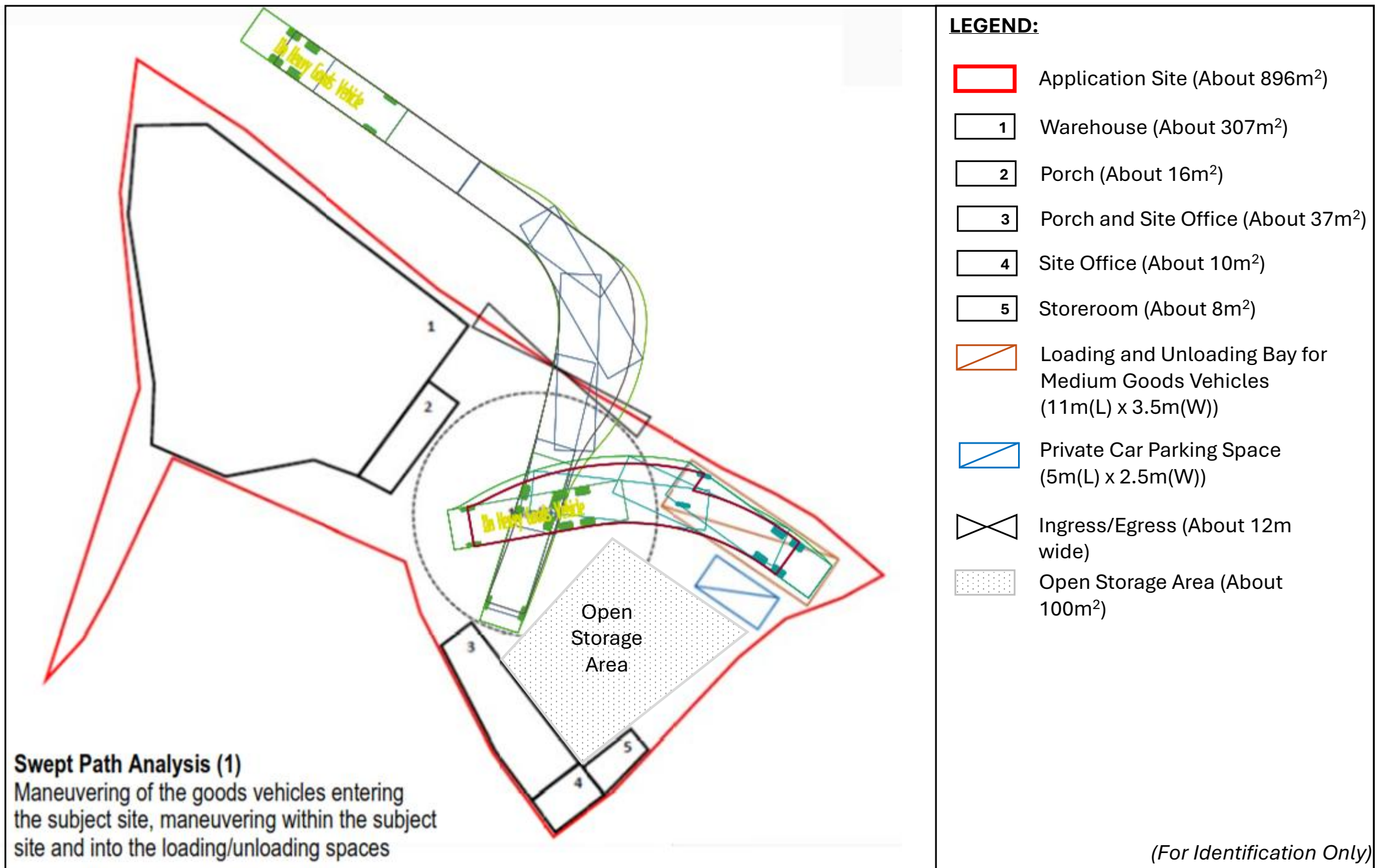


Figure - 01



Figure - 02