

Total: 30 pages

Date: 13 January 2026

TPB Ref.: A/NE-TKLN/114

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

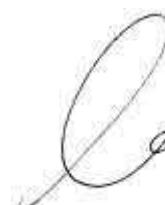
Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years at Lots 1358 RP & 1359 in D.D.78, Lin Ma Hang Road, Ta Kwu Ling, N.T.

This letter intends to supersede our letter dated 12.1.2026. Our response to the comments of the Transport Department is found in the attachment. In view of that a run-in/out is proposed in the attachment, the applicant updated the location of the 5.5m wide ingress/egress in the proposed layout plan.

We are glad to submit the tree survey and compensatory planting proposal herewith for the consideration of the CTP/UD&L, Planning Department. We wish to draw your attention that there are 11 existing trees at the captioned site. The applicant proposes to fell 9 trees and retain 2 existing trees. A 26m² replanting area for the provision of 9 compensatory trees is proposed as shown on the updated layout plan (Figure 3).

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

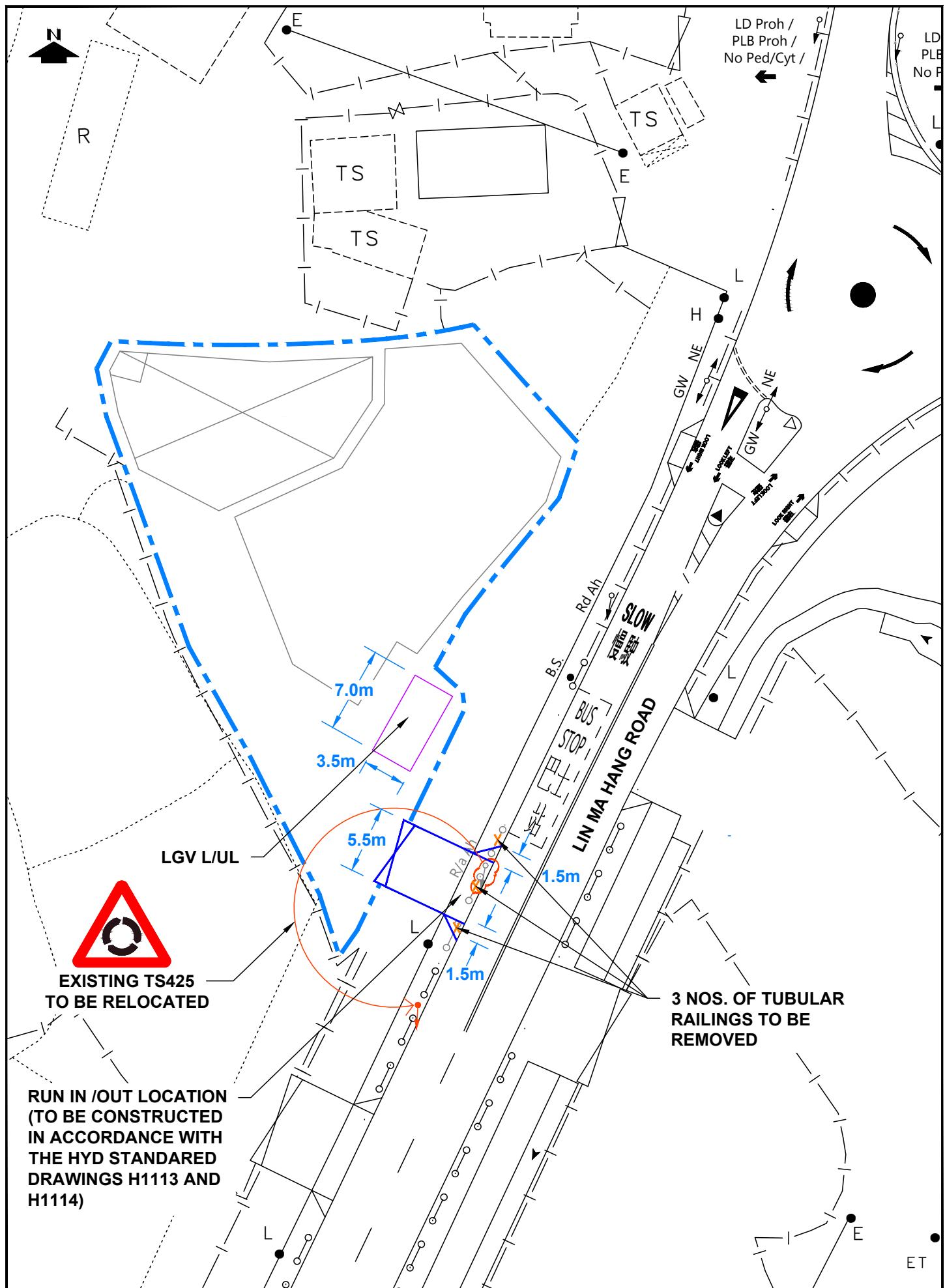
c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Adrian TAM) – By Email

**Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts
with Ancillary Vehicle Repair Workshop for a Period of 3 Years
at Lots 1358 RP and 1359 in D.D. 78, Lin Ma Hang Road,
Ta Kwu Ling North, New Territories
Application No. A/NE-TKLN/114**

8 January 2026

Response to Comments

Comments	Responses
Comments from Transport Department via Planning Department's email	
<p>1. The applicant shall provide a proposal on the vehicular access arrangement including the run-in / out design for the vehicles leaving / entering the development;</p>	<p>Noted. Please refer to Figure 1 attached for the proposed vehicular access arrangement.</p>
<p>2. The applicant shall take account of the existing on-street bus stop in adjacent to the site, and provide a proposal to avoid affecting passenger waiting area and the bus operation;</p>	<p>The proposed vehicular access is being positioned to avoid the conflict with the existing on-street bus stop as shown in Figure 1. As the proposed location is not near the front of the bus stop where the passengers will gather, the impact on passenger waiting area and bus operation is minimal.</p> <p>At the same time, there is only 1 bus route (i.e. 79K) at the concerned on-street bus stop with a frequency of at most 3 trips per hour. While the bus stop is the third last stop of bus route which is anticipated to serve mainly passengers alighting, the number of passengers waiting for boarding would be small.</p>
<p>3. The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into / out of the loading/unloading space, preferably using the swept path analysis;</p>	<p>Noted. Swept path analysis is conducted to demonstrate the manoeuvring of a light goods vehicle entering and exiting the subject site, maneuvering within the subject site as well as moving into / out of the loading/unloading space. Please refer to Figure 2 attached for details.</p>
<p>4. The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;</p>	<p>Revolving lanterns will be provided at both sides of the vehicular access to warn the pedestrians when there is a vehicle exiting from the subject site.</p>
<p>5. The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and</p>	<p>Please note that the loading/unloading bay will be opened for vehicles with prior booking only, no queuing of vehicles outside the subject site is expected.</p>
<p>6. The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.</p>	<p>Sufficient space is provided within the subject site for temporary waiting/parking, no illegal parking outside the subject site is anticipated.</p>



PROJECT NO.	41034
DESIGNED	
SLN	JAN 2026
DRAWN	JWL
SCALE	1:400
CHECKED	SLN

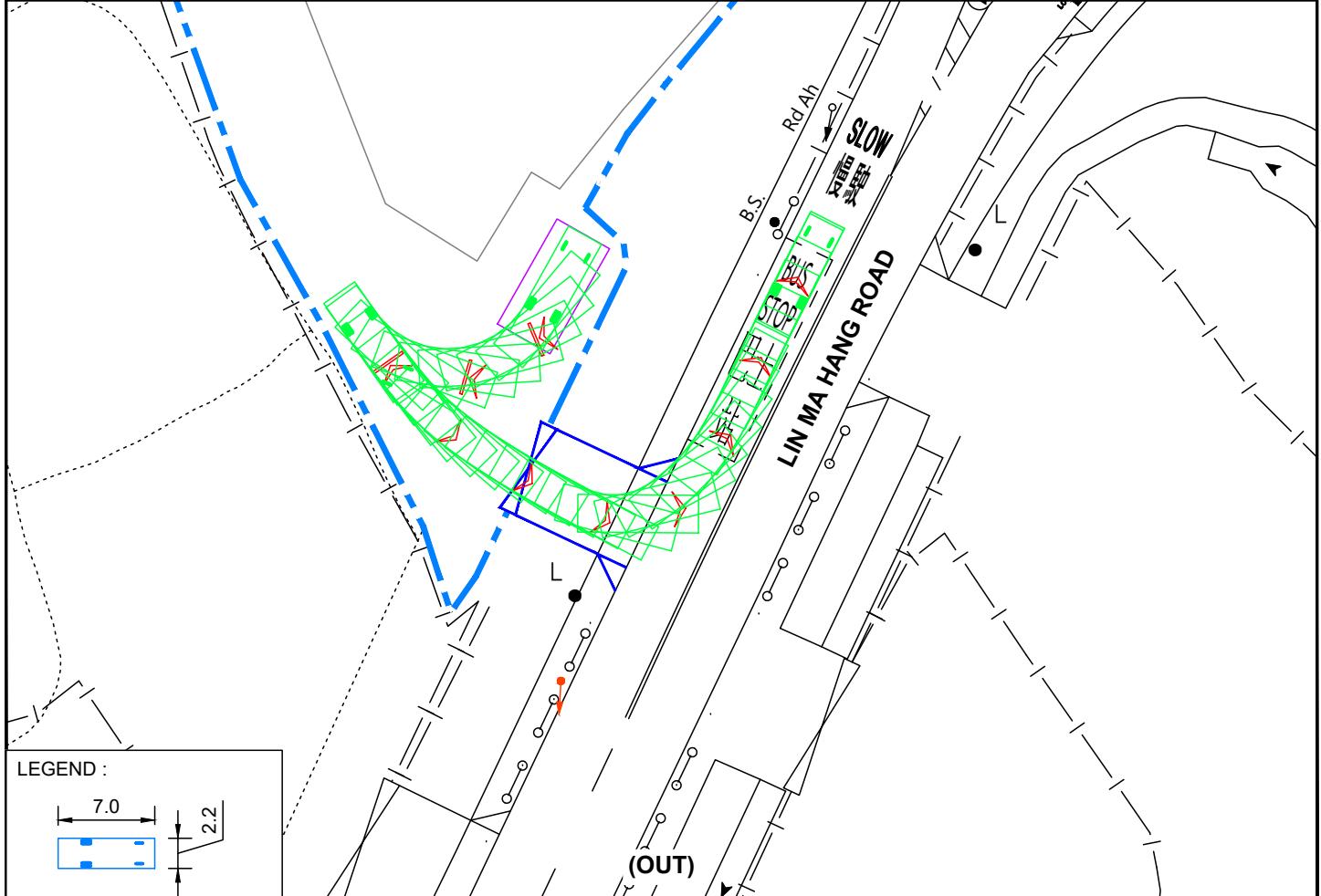
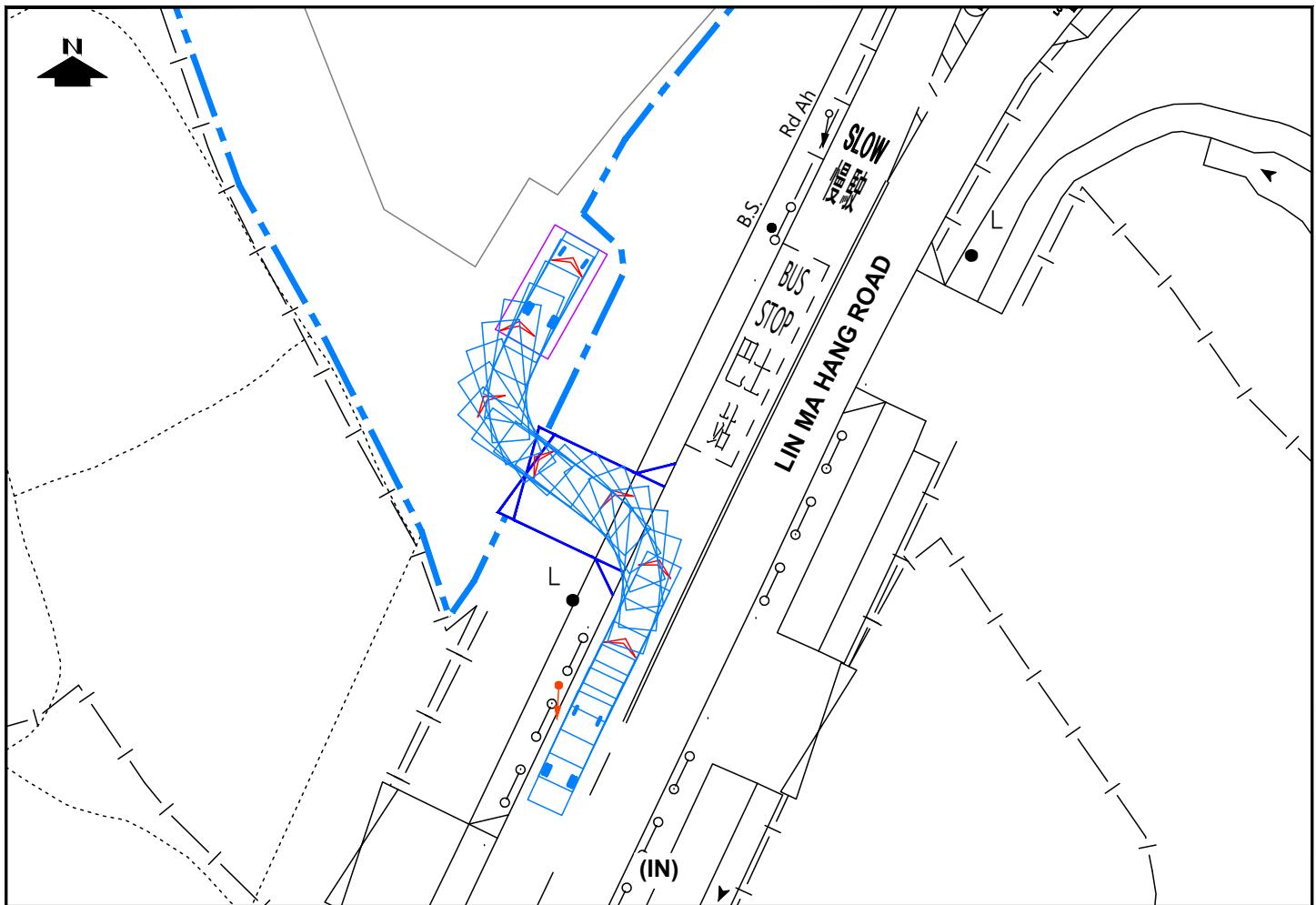
PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILLARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 3 YEARS AT LOTS 1358 RP AND 1359 IN D.D. 78, LIN MA HANG ROAD, TA KWU LING NORTH, NEW TERRITORIES

DRAWING NO. FIGURE 1

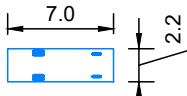
REV.

PROPOSED ACCESS ARRANGEMENT

LLA 顧問有限公司
Consultancy Limited



LEGEND :



PROJECT NO.
41034

PROJECT TITLE
PROPOSED TEMPORARY OPEN STORAGE AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILLARY VEHICLE REPAIR WORKSHOP
FOR A PERIOD OF 3 YEARS AT LOTS 1358 RP AND 1359 IN D.D. 78, LIN MA HANG ROAD, TA KWU LING NORTH, NEW TERRITORIES

DESIGNED
SLN

DATE
JAN 2026

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1:400

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DRAWING NO.
FIGURE 2

REV.

SWEPT PATH ANALYSIS - LGV

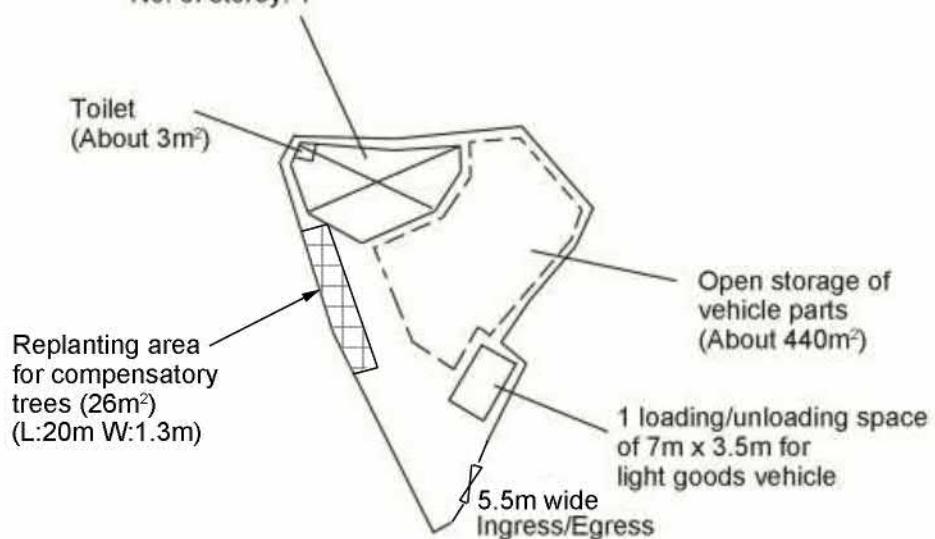
LLA 顧問有限公司
Consultancy Limited

N



Structure 1

Warehouse for storage of vehicle parts with ancillary vehicle repair workshop and toilet
GFA: Not exceeding 220m²
Height: Not exceeding 13m
No. of storey: 1



Project 項目名稱:

Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years at Lots 1358 RP & 1359 in D.D.78, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000