

Total: 11 pages

Date: 11 February 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 9.2.2026. The two additional 'vehicle temporary waiting spaces' are proposed in the swept path analysis to avoid queueing up of traffic outside the entrance of the application site on the public road. We wish to draw your attention that they are not the additional parking spaces. They will be temporary occupied only when the loading/unloading space at the application is occupied and the staff at the application site will request the concerned vehicle to leave the site. The applicant also wishes to confirm that only light goods vehicle will access/park at the application site. The waiting space for private car (5m x 2.5m) intends to avoid queueing of vehicle outside the application site onto the public road. The staff at the application site would request the private car to leave the site soon after their temporary stay at the waiting space because no private car is planned to park/enter the site. The proposed layout plan (Figure 3) has been updated and attached herewith.

The site will not be manned except that vehicle repairing is carried out at the ancillary vehicle repairing workshop. In practice, staff will drive the vehicle to the application site for vehicle repairing and tow car will be involved. After repairing, the staff will drive the vehicle to client. As such, we maintain that no visitors will be allowed to visit the site.

The affected site at Shan Ha Tsuen was resumed by Government for the development of Yuen Long South New Development Area on 10.10.2025. The applicant cannot locate the letter from the Lands Department at the moment. The applicant confirms

that the affected site at Shan Ha Tsuen was also related to the trading of vehicle parts and vehicle repair business.

The warehouse and open storage use at the application site do not involve storage of dangerous goods. The maximum stacking height of proposed open storage is 3m. The site will be fenced off by 2.5m high site hoarding made of corrugated metal sheets to differentiate the site from adjoining land.

The updated justifications in support of the captioned application is attached for your consideration.

The Figure 2, i.e., the location of the compensatory trees in the compensatory planting proposal have been updated. The updated compensatory planting proposal is attached for your record.

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

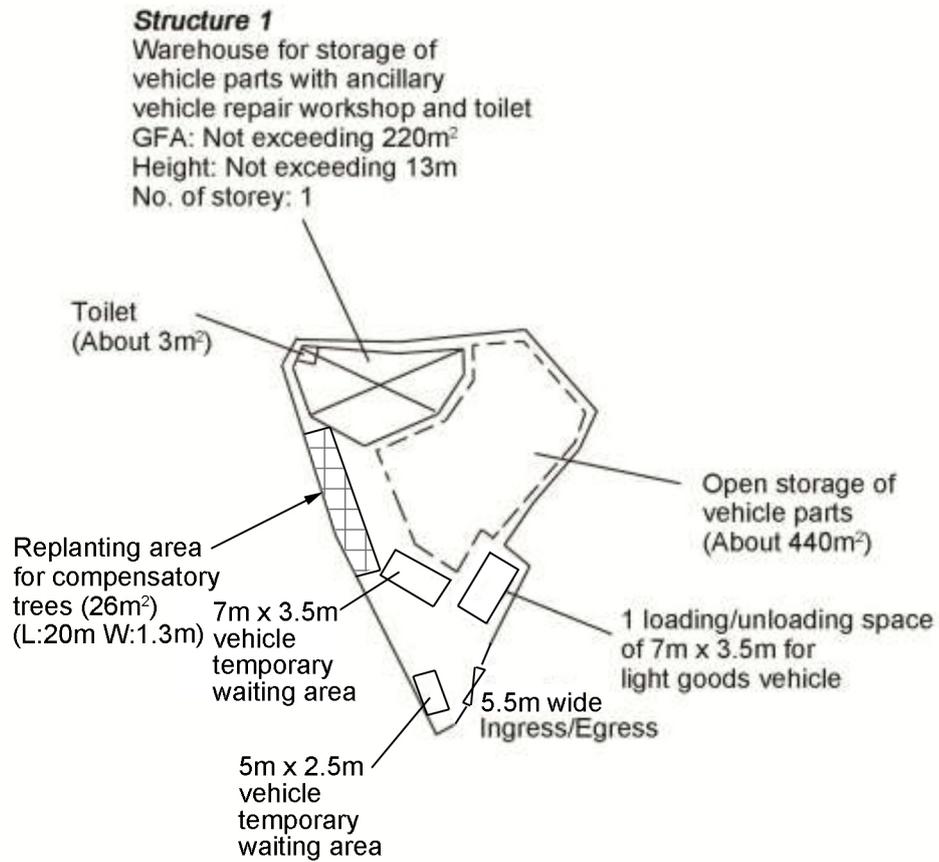
Yours faithfully,

The image shows a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

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

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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

**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。

1. The applicant occupied a warehouse for storage of vehicle parts with ancillary vehicle repair workshop at Shan Ha Tsuen and it has been resumed by Government for public use. The applicant wishes to relocate his business to the application site.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "REC" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence was approved in "REC" zone within the same Outline Zoning Plan such as A/NE-TKLN/85.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. Part of the storage of vehicle parts will also be housed within an enclosed structure. No workshop activities is proposed at uncovered area.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant has submitted a drainage proposal to support his application.
9. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
10. The applicant has consulted Development Bureau for the proposed relocation of his business from Shan Ha Tsuen to the application site and preliminary comments were received and addressed in the current application.
11. The applicant is the owner/operator of the application site and the size of the application site is the most closest to the resumed site at Shan Ha Tsuen.
12. No medium/heavy goods vehicle and container trailer/tractor will access the application site.

# Compensatory Planting Proposal

LOT NO. 1358RP & 1359 IN

D.D. 78

Ms. Lee Hiu Wa



ISA Certified Arborist (HK-1104A)

Tree Management Personnel Registration Scheme

Arborist (TM522127)

Tree Risk Assessor (TM522127)

Tree Work Supervisor (TM522127)

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## ***1 OBJECTIVE***

In accordance with Practice Note No. 6/2023 (Tree Preservation and Tree Removal Application for Building Development in Private Projects) from Lands Administration Office of Lands Department, it is understood that the general principle of implementing compensatory tree planting is of a ratio not less than 1:1 in terms of quantity. According to proposed layout plan, the site is fully occupied by facilities. We recommend replanting 9 standard trees within the Lot.

## 2 LOCATION PLAN OF COMPENSATORY TREES



### 3 THE REPLANTING AREA



#### **4 RECOMMAND COMPENSATORY TREES**

- Replanting area : 26 m<sup>2</sup>
- The gradient of the landscape: 0°
- Species : 9 nos. of *Garcinia subelliptica* Merr. (菲島福木)
- DBH(mm): 45 (standard tree)
- Height(m): 2-3
- Spread(m): 1
- Live-crown ratio (%): 60
- Rootball: A rootball at least 450 mm in diameter and 300 mm deep
- Surface treatment: the recipient tree pits will be backfilled with the mixture of 1 part of soil condition with 4 parts of existing soil
- Alinement: 2 meters centre apart will be proposed between the compensatory and existing trees for having better development. Also the compensation trees will be planted at least 1.2m from drainage, channel and curb.
- Depth of soil: at least 1.2m excluding drainage layer

## 5 SUMMARY OF PROPOSED PLANTING SPECIES FOR COMPENSATORY PLANTING

<i>Summary of Proposed Planting Species for Compensatory Planting</i>							
Location	Species	DBH (mm)	Crown Spread (m)	Overall Height (m)	Quantity (nos.)	Live-crown ratio (%)	Planting Matrix
Agricultural area	<i>Garcinia subelliptica</i> Merr. (菲島福木)	45	1	2-3	9	60	2m centre apart
<b>Total</b>					<b>9</b>		