

**Timothy Wai Pui WU/PLAND**

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寄件者: LAM LOK <[REDACTED]>  
寄件日期: 2026年01月20日星期二 15:15  
收件者: Timothy Wai Pui WU/PLAND  
副本: [REDACTED]  
主旨: 回覆: Planning Application No. A/NE-TKLN/117 - Departmental Comments  
附件: P01 Location Plan 20-1-2026.pdf; P02 Application Site 20-1-2026.pdf; P03 Master Layout Plan 20-1-2026.pdf; P04 Entering the site 20-1-2026.pdf; P05 Leaving the site 20-1-2026.pdf; revised page 5 of S16-3 in D.D.80 Lot 122.pdf; revised page 10 of S16-3 in D.D.80 Lot 122.pdf  
  
類別: Internet Email

Dear Mr Wu,

I would like to reply the comments from PlanD & TD as below.

PlanD comments.

1. (i) The site area of the affected warehouse in San Tin is approximately 10,000 square feet of covered area and 15,000 square feet of open land (total registered site area approximately 25,000 square feet under Lands Department records). (ii) The total floor area is approximately 10,000 square feet (covering only the built-up portion; the open land is not constructed upon). (iii) The warehouse is used for the storage of non-dangerous goods.
2. The occupied ground area of the current application site is comparable to that of the affected warehouse in San Tin, with no significant increase. The two sites are similar in scale, which ensures continuity of business operations without the need for unnecessary expansion.
3. The final land resumption date for the affected warehouse in San Tin is expected to be between late February and mid-March 2026 (in line with the phased land resumption schedule for the first batch of San Tin Technopole Phase 1 Stage 1 works, which is scheduled mainly from the first quarter of 2026 onwards).
4. No dangerous goods will be stored at the application site. The primary stored items will be non-hazardous goods, such as toilet papers and cleansing products (including toilet cleaning supplies, mops, brooms, gloves, etc.).
5. The applicant has conducted a site search prior to selecting the current site. Originally, the company planned to purchase vacant land near Muk Wu Village for constructing a new warehouse to prepare for the Northern Metropolis San Tin Technopole development, originally scheduled for commissioning in the fourth quarter of 2026. However, due to the Lands Department advancing the land resumption timetable, the development timeline for the Muk Wu Village site can no longer be met. Levelling the land and constructing a new warehouse at that location is estimated to take 8 to 9 months, which is not feasible under the accelerated schedule. Therefore, the company has ultimately selected the Lian Tang site as the contingency option. This site already features an existing warehouse structure with a similar area and scale to the original warehouse, making it the most practical and efficient alternative. We sincerely hope that the Planning Department will approve this application.

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TD comments.

1. Revised in Drawing P04 & P05.
2. Acrylic Driveway mirror and warning sign shall be provided, refer to Drawing P04/P05.
3. No parking signs shall be provided. refer to drawing P04/P05.
4. Noted.

PlanD comments (email dated 19 Jan 2026 14:12pm)

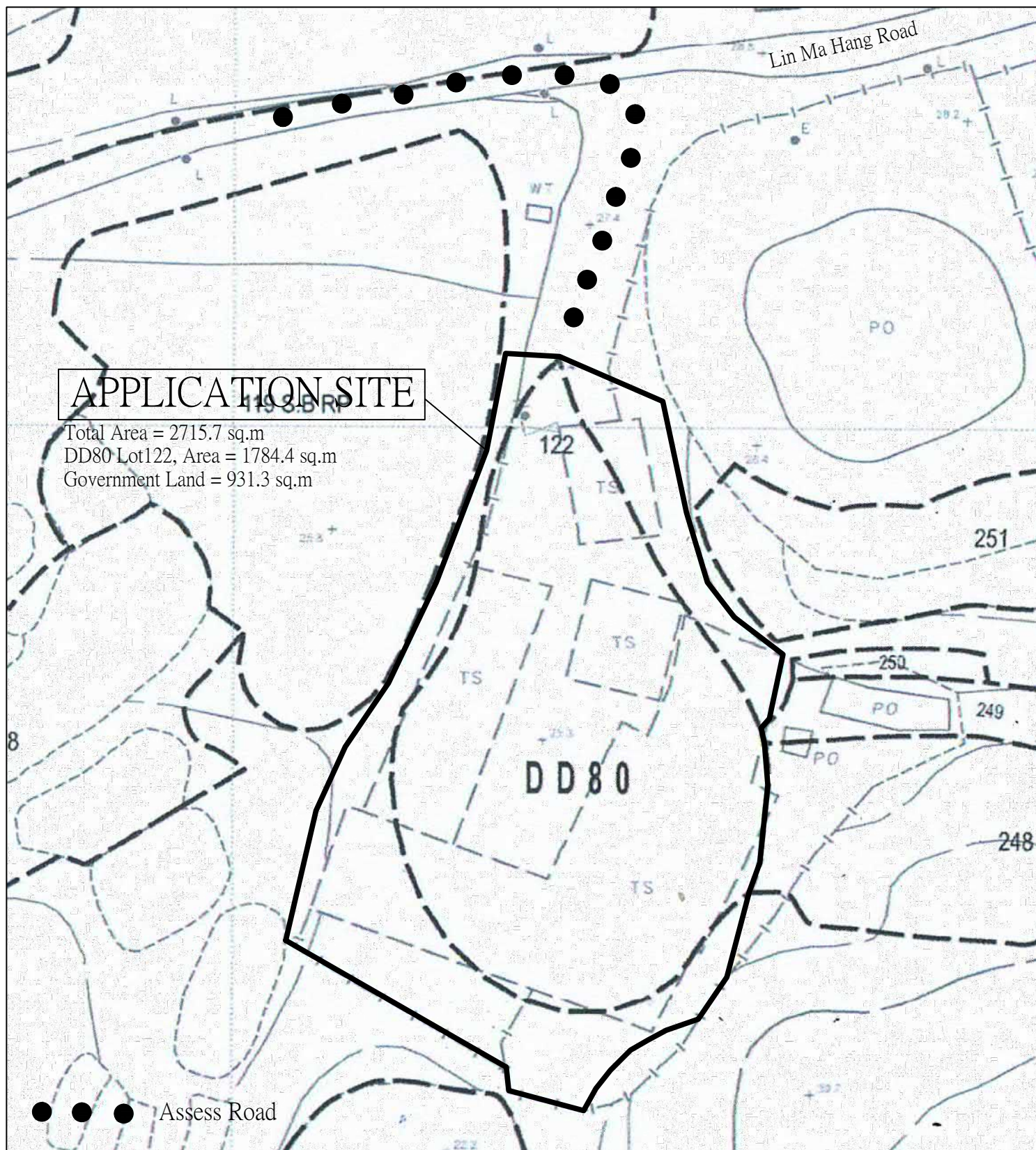
1. Drawing P01-P05 are revised and attached.

Best regards,  
Mr Man  
Glister Engineering Consultants Co.



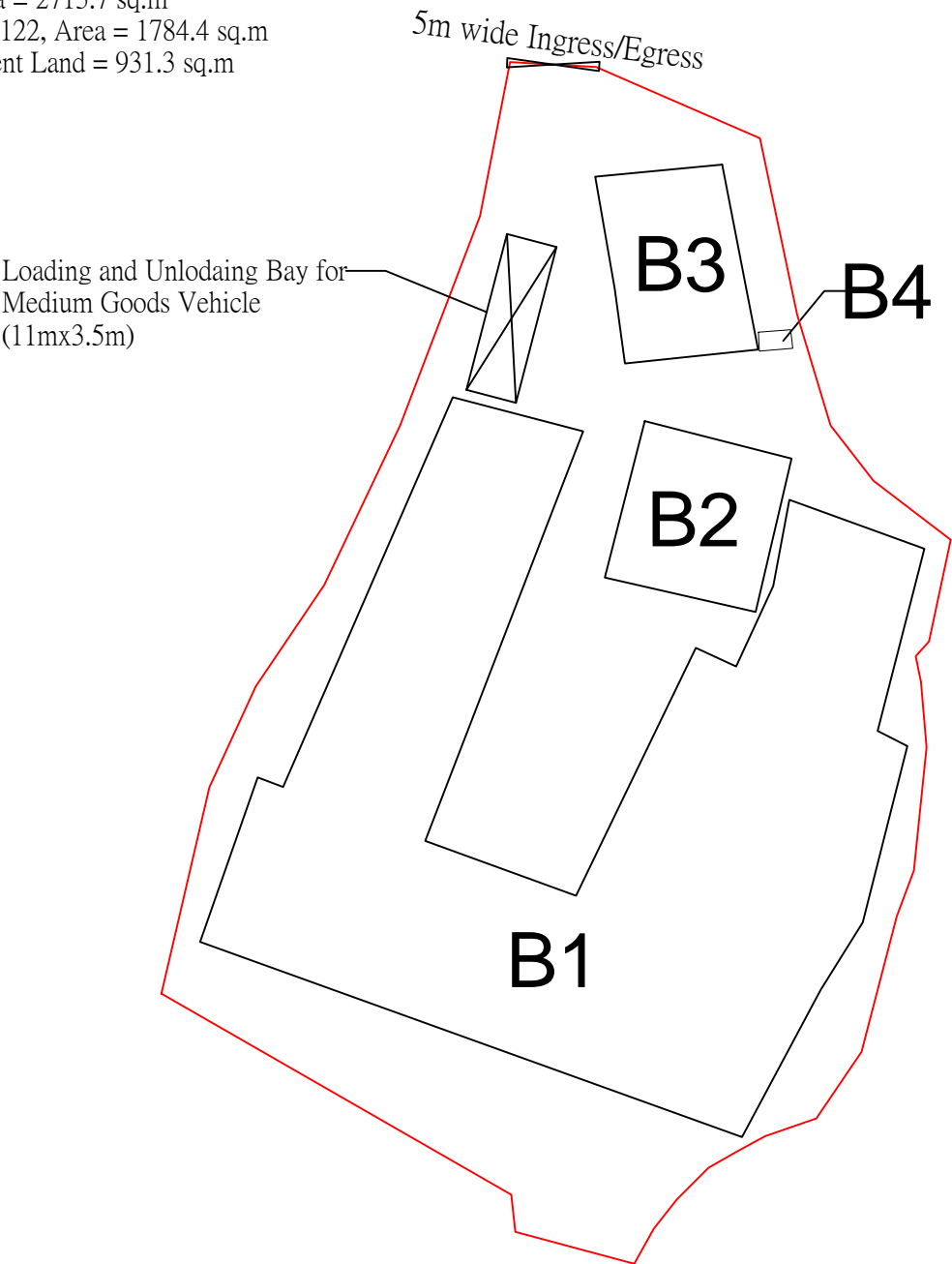
<p>光輝工程顧問公司</p> <p>GLISTER ENGINEERING CONSULTANTS CO.</p>	<p>Title:</p> <p>LOCATION PLAN</p>		<p>DD80-122-P01</p>
	<p>Drawn by:</p> <p>DM</p>	<p>Date:</p> <p>20-1-2026</p>	
<p>Project:</p> <p><b>Proposed Temporary Warehouse (excluding dangerous goods) with Ancillary Facilities for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land</b></p>	<p>Check by:</p> <p>DM</p>	<p>Scale:</p> <p>----</p>	





光輝工程顧問公司 GLISTER ENGINEERING CONSULTANTS CO.	Title:	
	Application Site	DD80-122-P02
Project: <b>Proposed Temporary Warehouse (excluding dangerous goods) with Ancillary Facilities for a Period of 3 Years at Lot 122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land</b>	Drawn by:	Date:
	DM	20-1-2026
	Check by:	Scale:
	DM	----

Total Area = 2715.7 sq.m  
DD80 Lot122, Area = 1784.4 sq.m  
Government Land = 931.3 sq.m

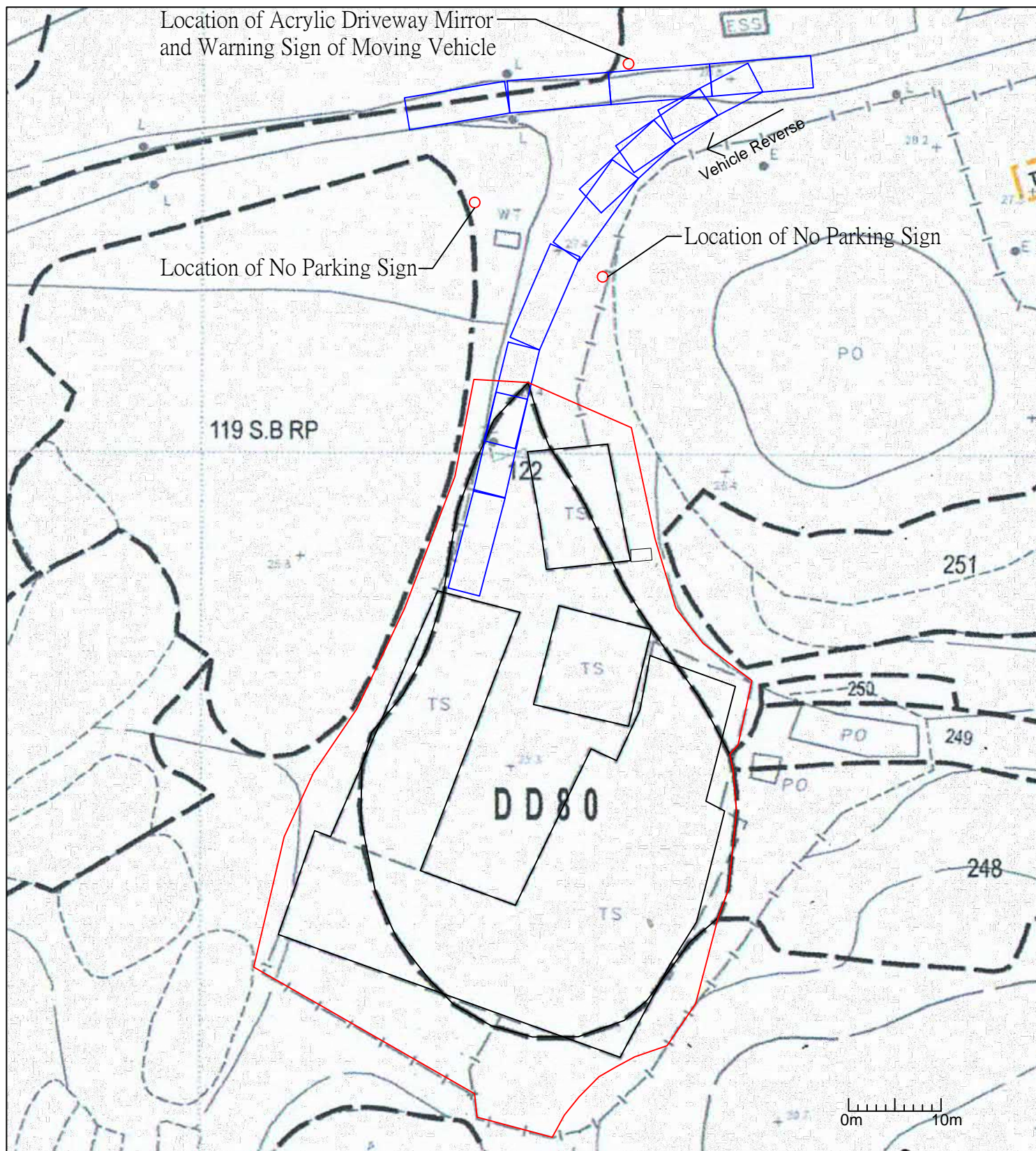


Building Schedule

Structure	B1	B2	B3	B4
Use	Warehouse	Office	Warehouse	Portable Toilet
No. of Storey	1	1	1	1
Height (m)	Not exceeding 6.5m	Not exceeding 4.5m	Not exceeding 4.5m	Not exceeding 3.5m
Area (sq.m)	1197	114	114	3

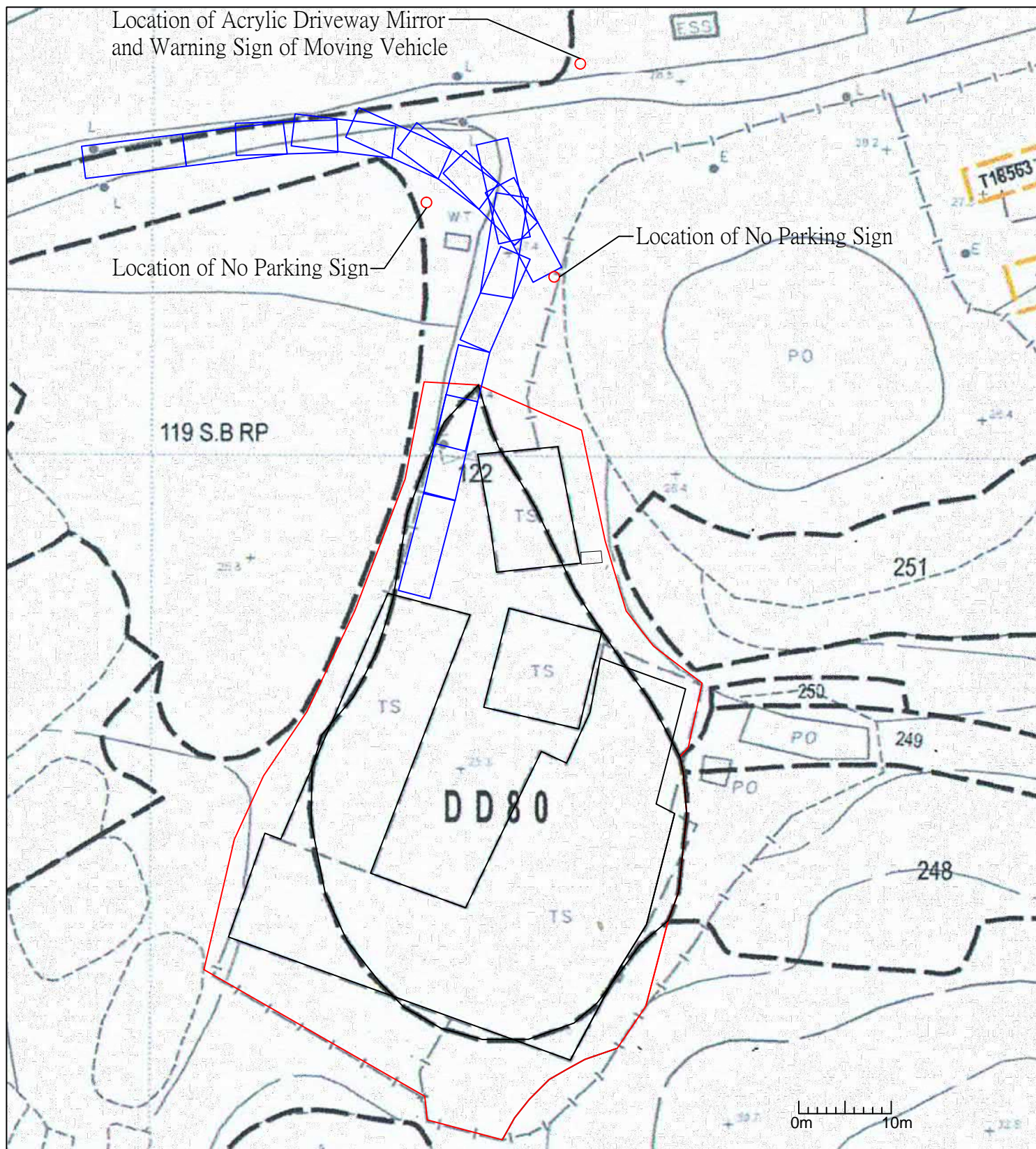
Project: <b>Proposed Temporary Warehouse (excluding dangerous goods) with Ancillary Facilities for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land</b>	Title: MASTER LAYOUT PLAN		DD80-122-P03
	Drawn by: DM	Date: 20-1-2026	
	Check by: DM	Scale: ----	





<p>光輝工程顧問公司</p> <p>GLISTER ENGINEERING CONSULTANTS CO.</p>		<p>Title:</p> <p>Swept Path of Entering The Site</p>	<p>DD80-122-P04</p>
<p>Project:</p> <p><b>Proposed Temporary Warehouse (excluding dangerous goods) with Ancillary Facilities for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land</b></p>		<p>Drawn by:</p> <p>DM</p>	<p>Date:</p> <p>20-1-2026</p>
		<p>Check by:</p> <p>DM</p>	<p>Scale:</p> <p>----</p>





<p>光輝工程顧問公司</p> <p>GLISTER ENGINEERING CONSULTANTS CO.</p>	<p>Title:</p> <p>Swept Path of Leaving The Site</p>	<p>DD80-122-P05</p>
<p>Project:</p> <p><b>Proposed Temporary Warehouse (excluding dangerous goods) with Ancillary Facilities for a Period of 3 Years at Lot122 in D.D.80, Lin Ma Hang, New Territories and Adjoining Government Land</b></p>	<p>Drawn by:</p> <p>DM</p>	<p>Date:</p> <p>20-1-2026</p>
	<p>Check by:</p> <p>DM</p>	<p>Scale:</p> <p>----</p>