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Adrian Tsz Hin TAM/PLAND

From: Yancy <[REDACTED]>

Sent: Wednesday, April 8, 2026 5:32 PM

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc: Timothy Wai Pui WU/PLAND <twpwu@pland.gov.hk>; William Shu Tai WONG/PLAND <wst Wong@pland.gov.hk>; 'Cannis Lee' <[REDACTED]>

Subject: Planning Application No. A/NE-TKLN/123_Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities for a Period of 3 Years

Dear Sir/Madam,

We refer to the captioned application and herewith submit our responses to departmental comments in Table 1, replacement pages of the application form, and a revised swept path analysis for your consideration.

Should there be any queries, please contact the undersigned or Ms. Cannis Lee at [REDACTED].

Best Regards,
Yancy Fung

Lawson David & Sung Surveyors Ltd.
[REDACTED]
[REDACTED]

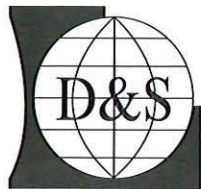
Tel : [REDACTED]

Fax : [REDACTED]

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By Email and Post

Date : 8 April 2026

Your Ref.: TPB/A/NE-TKLN/123

Our Ref. : LDS/PLAN/7254

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

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities for a Period of 3 Years at Lots 1357S.B RP(Part), 1360RP, 1361RP in D.D. 78 and Adjoining Government Land, Lin Ma Hang Road, N.T.

(Planning Application No. A/NE-TKLN/123)

We refer to the captioned application and herewith submit our responses to departmental comments in **Table 1**, replacement pages of the application form, and a revised swept path analysis for your consideration.

Should there be any queries, please contact our Ms. Cannis Lee or Ms. Yancy Fung at [REDACTED].

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Lawson David & Sung 

Encl.

c.c. DPO/STN (Attn.: Mr. Timothy Wu, Mr. William Wong) – By Email
Client

Your Assets for Growth


Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-TKLN/123 (8 April, 2026)

COMMENTS		RESPONSES
1.	Lands Department	
(1)	The application site comprises Government Land (GL) and 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 GL but no right of access via GL is granted to the application site.	Noted.
(2)	No consent is given for inclusion of GL (about 1,574m ²) as mentioned in the application form in the application site.	The Applicant will apply for a Short Term Tenancy for the proposed occupation of GL upon approval of this application.
(3)	<p>The following irregularities <u>not</u> covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within Lot No. 1357 S.B RP in D.D. 78 not covered by the planning application.</u></p> <p>LandsD has reservation on the planning application since there are unauthorized structures on the private lot which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularize the lease breaches as demanded by LandsD.</p>	<p>There are no structures on the portion of Lot No. 1357S.B RP in DD78 within the Application Site.</p> <p>The unauthorized structures within Lot No. 1357S.B RP in DD78 are outside the Application Site.</p>

COMMENTS		RESPONSES
(4)	<p>The lot owner(s)/applicant shall either (i) remove the unauthorised structure(s) not covered by the subject planning application immediately; or (ii) include the unauthorised structure(s) in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for an STW and STT to permit the structure(s) erected and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be in whole lot basis and the STW/STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent 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(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future.</p>	<p>Noted. The Applicant will liaise with the owner of Lot 1357S.B RP in DD78 to remove the unauthorized structures.</p>
<p>2. Environmental Protection Department</p>		
(1)	<p>The application seeks planning permission for temporary open storage and warehouse for storage of construction</p>	<p>The following mitigation measures will be adopted to minimize potential environment nuisance to the surrounding areas:</p>

COMMENTS		RESPONSES
	<p>materials and machineries and rural workshop with ancillary facilities for a period of three years at a site zoned "Recreation" on the approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2. From the information provided, it is noted that the proposed development will cause traffic of heavy vehicles in its operation and the subject site boundary is within 100m from the nearest residential building.</p>	<p>(a) The residential building is located to the north-east of the Application Site. There are no residential or domestic structures to the east, west or south. The rural workshop will be located on the south-western side of the Application Site, away from the nearest residential building, to minimise noise impact;</p> <p>(b) The operating hours will be restricted to between 8:00am and 7:00pm from Mondays to Saturdays, with no night-time operations.</p> <p>(c) The loading/unloading activities will be located away from the residential building.</p> <p>(d) The Application Site will be fenced off with 2.5-metre-high corrugated metal sheets.</p> <p>(e) The surface of the Application Site will be hard-paved to prevent dust during operations.</p> <p>(f) No more than 4 round trips by goods vehicles per non-peak hour to minimise traffic and noise impact.</p>
(2)	<p>In view of the above, we do not support the subject planning application from the environmental perspective. Should the application be approved, the applicant is advised (i) to follow the relevant mitigation measures and requirements in Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites (COP) and to meet the statutory requirements under relevant pollution control ordinances, and (ii) to follow the requirements of the ProPECC PN 1/23 to properly handle the sewage produced from the development.</p>	<p>Noted. The Applicant will follow the relevant mitigation measures and requirements in Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites (COP) and to meet the statutory requirements under relevant pollution control ordinances, and follow the requirements of the ProPECC PN 1/23 to properly handle the sewage produced from the development.</p>

COMMENTS		RESPONSES
3.	Planning Department	
(1)	The affected site (resumed site)	<p>According to Appendix 2 of the submitted Planning Statement, the affected operator must vacate the land in Ha Tsuen by 10 July 2025 and surrender it, along with all structures, to the Government. By March 2026, the operator had already vacated its previous site in Ha Tsuen. As the Application Site was not yet ready for relocation, the operator could only move to a storage site in Lau Fau Shan which was available immediately. This temporary storage yard was only available for a relatively short period and was smaller in size. Therefore, upon approval of this application, the affected operator will relocate to the Application Site.</p>
(2)	The Applied Use	<p>The proposed open storage area and warehouse are intended for storing construction materials and machineries, such as steel bars, boards and cranes. No dangerous goods will be stored on the Application Site.</p> <p>To more accurately reflect the proposed development, the applied use should be revised to “Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities for a Period of 3 Years”. Replacement pages of the Application Form are attached as Annex 1.</p> <p>The proposed rural workshop involves only bending of steel bars, which will generate limited noise impact (see photo illustration of a similar setup).</p>

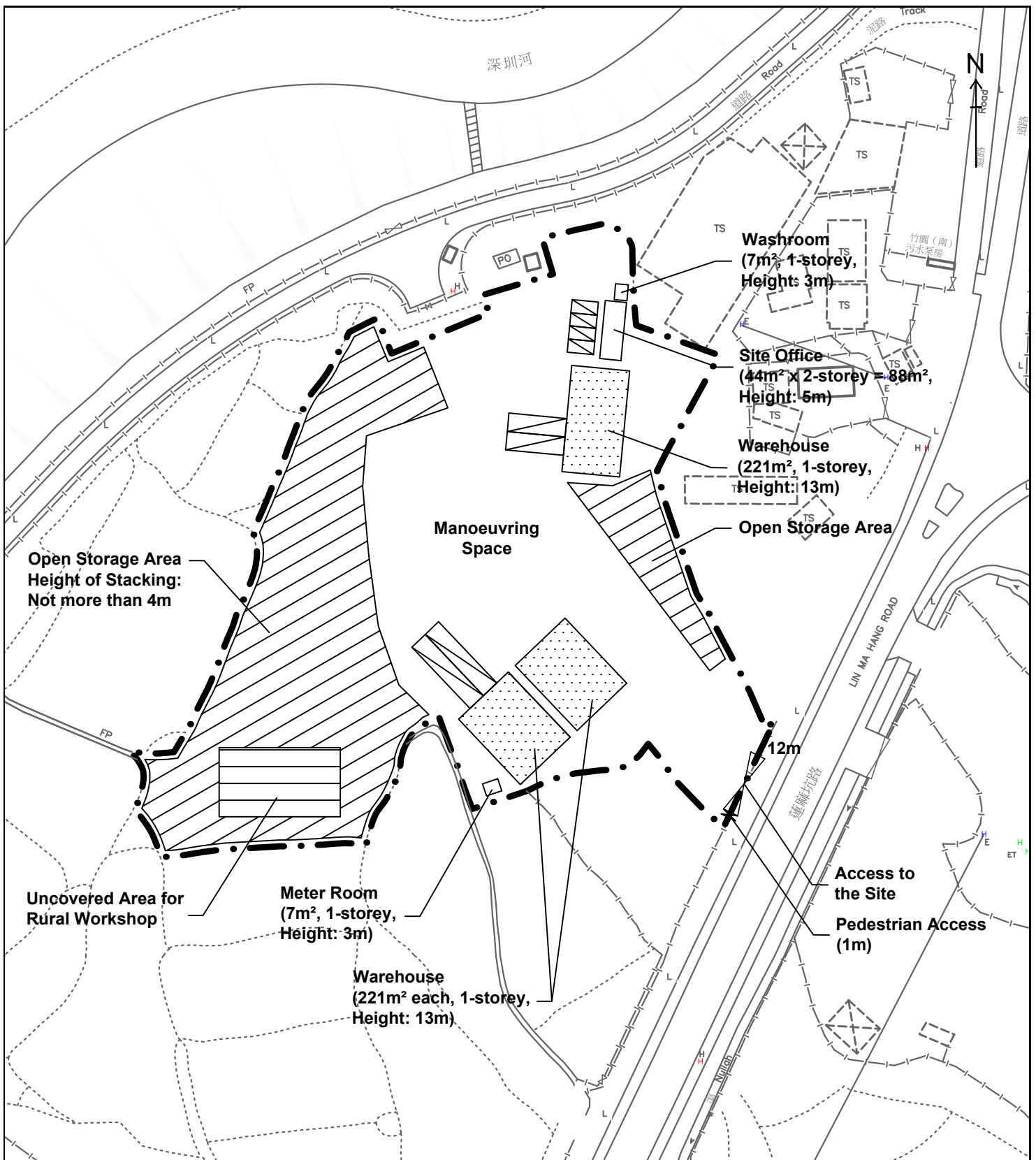
COMMENTS		RESPONSES
		 <p data-bbox="1052 743 1934 849">To minimise the potential environmental and noise impacts of the proposed development, please refer to our response to the comments from EPD (Point 2 above).</p>
4. Transport Department		
(a)	The applicant should demonstrate the adequacy of the proposed width of access is sufficient for maneuvering the vehicles entering and exiting the subject site, as proposed by the applicant;	The existing run-in/out, which is currently about 7.7 metres wide, will be widened to about 12 metres to ensure there is adequate space for vehicles to enter and exit (see revised Layout Plan Figure 4A in Annex 2).
(b)	Noting that the operation needs to use the existing run-in/out, the applicant should seek HyD's comments whether on the existing run-in/out needs to be upgraded;	Noted. The Applicant will upgrade the existing run-in/out to the satisfaction of the HyD.
(c)	The applicant shall update the layout plan to indicate the open storage area for the subject site in addition to the parking	The swept path analysis has been revised with the updated layout plan (see Annex 2).

COMMENTS		RESPONSES
	spaces and loading/unloading spaces;	
(d)	The applicant shall confirm the internal space of the site is free from obstruction and the area can be utilized for the parking and maneuvering of vehicles;	There will be designated open storage areas, and there will be sufficient internal space reserved for parking and maneuvering of vehicles.
(e)	The applicant shall advise the management/ control measures to be implemented to ensure no queuing of vehicles outside the subject site;	<ul style="list-style-type: none"> (i) Prior appointment will be arranged for the goods vehicles to deliver the storage materials. (ii) All goods vehicles must leave the Application Site after loading/unloading. (iii) The on-site staff will manage traffic flow in and out of the site during the operating hours. (iv) Vehicles entering the site will be directed to the loading/unloading spaces to prevent blocking of the ingress/egress. (v) Adequate manoeuvring space will be provided for vehicles within the Application Site to ensure that goods vehicles do not need to queue outside.
(f)	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	<ul style="list-style-type: none"> (i) The Applicant will provide separate vehicular and pedestrian access to ensure pedestrian safety. (ii) On-site staff will be deployed to manage traffic coming in and out of the site and to prevent conflicts between vehicles and pedestrians. (iii) Revolving warning lights will be installed at the site entrance to alert staff and nearby pedestrians when vehicles are entering or exiting the site, ensuring pedestrian safety.
(g)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site; and	<ul style="list-style-type: none"> (i) Sufficient parking spaces for visitors' vehicles will be provided within the Application Site. (ii) Prior appointment is required for visitors' vehicles. (iii) The on-site staff will manage the visitor traffic during operating

COMMENTS		RESPONSES
		hours.
(h)	The applicant should seek comments from LandsD for the proposed access route linking the subject site passing through government land, and should have obtained no objection from LandsD on the land matters validate the feasibility for the use as access road.	Noted.

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	Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 7529 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 721 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 6
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 765 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 765 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Three 1-storey warehouses (Height: About 13m)	
One 2-storey ancillary site office (Height: About 5m)	
One 1-storey washroom (Height: About 3m)	
One 1-storey meter room (Height: About 3m)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 4 (2.5m x 5m)
Motorcycle Parking Spaces 電單車車位	..... NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... NA
Others (Please Specify) 其他 (請列明)	..... NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... NA
Coach Spaces 旅遊巴車位	..... NA
Light Goods Vehicle Spaces 輕型貨車車位	..... NA
Medium Goods Vehicle Spaces 中型貨車車位	..... 2 (3.5m x 11m)
Heavy Goods Vehicle Spaces 重型貨車車位	..... 2 (3.5m x 16m)
Others (Please Specify) 其他 (請列明)	..... NA

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will 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。此部分將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 1357S.B RP(Part), 1360RP, 1361 RP in D.D. 78 and Adjoining Government Land, Lin Ma Hang Road, N.T.
Site area 地盤面積	8,250 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,574 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Zoning 地帶	"Recreation" ("REC")
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities for a Period of 3 Years



Legend:

-  Application Site (about 8,250 sq.m.)
-  Warehouse for Storage of Construction Materials
-  Open Storage of Construction Materials and Machineries (About 2,626 sq.m.)
-  Uncovered Area for Rural Workshop (About 300 sq.m.)
-  Loading/Unloading Spaces for Container Vehicles (3.5m x 16m) (2 nos.)
-  Loading/Unloading Spaces for Medium Goods Vehicles (3.5m x 11m) (2 nos.)
-  Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (4 nos.)

For Identification Purpose

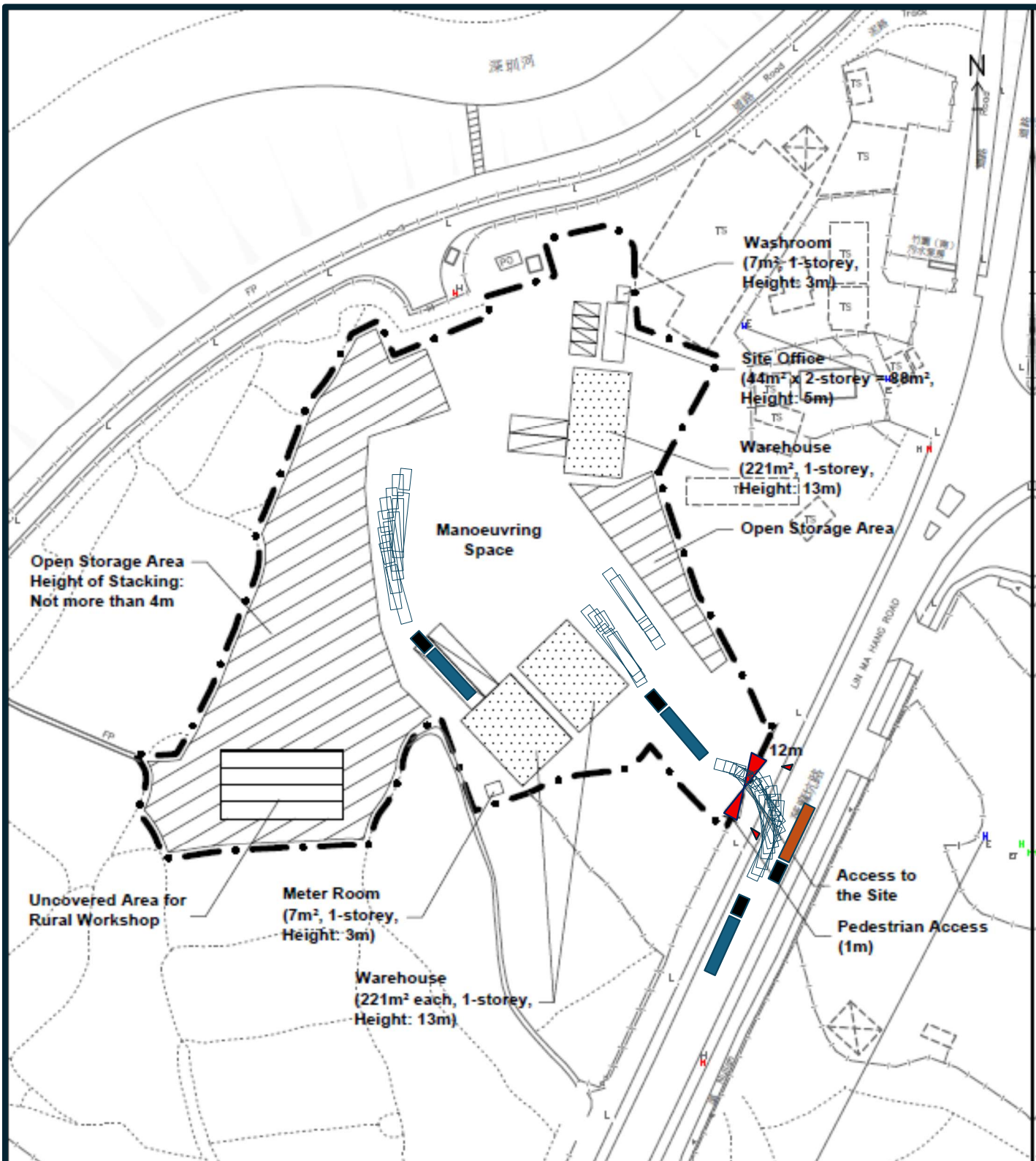
Indicative Layout Plan

Figure 4A

Scale 1:1000



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Legend:

- Application Site (about 8,250 sq.m.)
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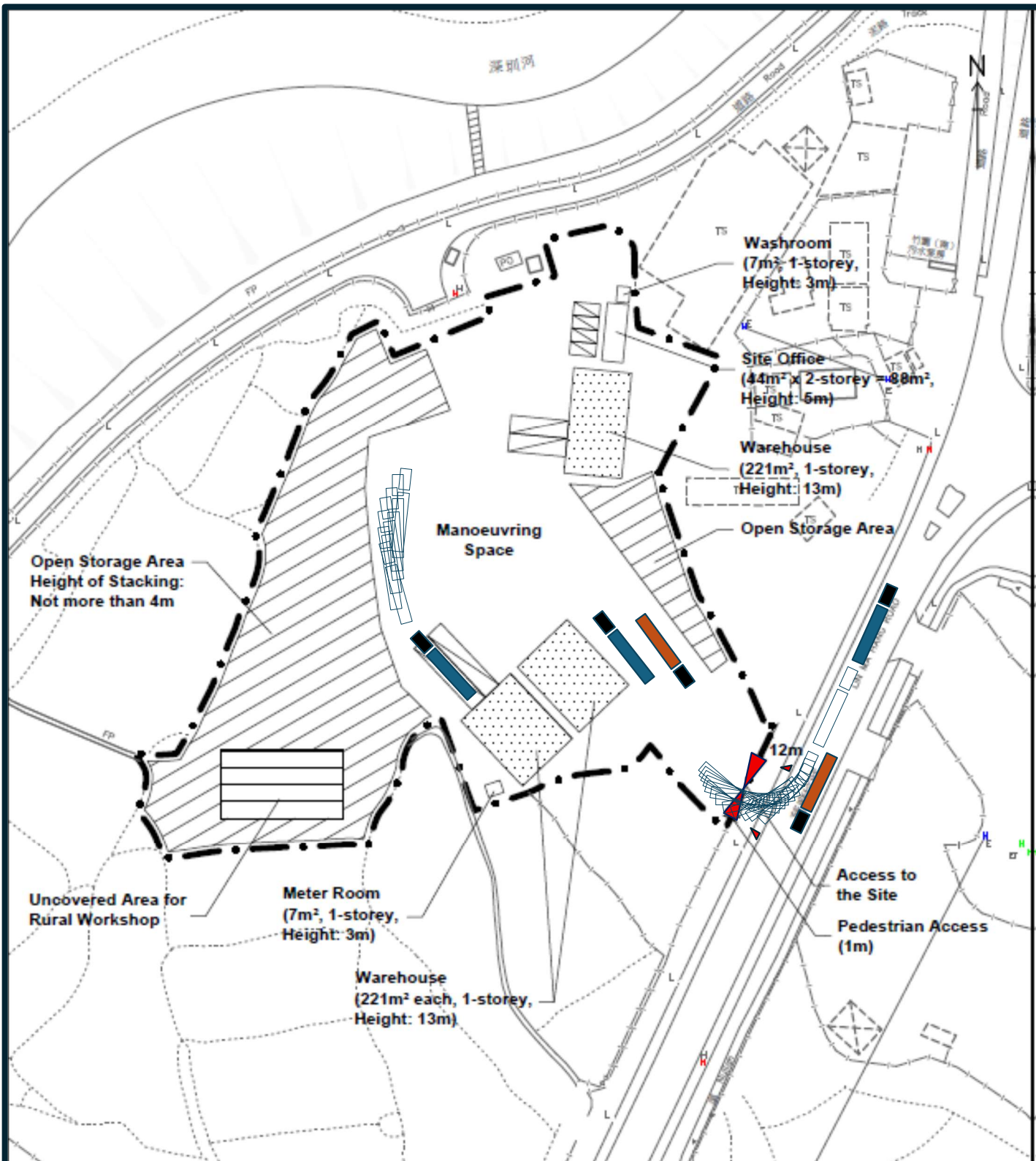
Swept Path 1 – Ingress and Internal Manoeuvring

Figure 4A

Scale 1:1000



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Legend:

- Application Site (about 8,250 sq.m.)
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- For Identification Purpose

Swept Path 2 – Egress

Figure 4A

Scale 1:1000



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