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### By Email and Post

Date : 29 August 2025  
 Your Ref.: TPB/A/NE-TKL/809  
 Our Ref. : LDS/PLAN/7092

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 Warehouse and Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 539 RP (Part), 540 RP, 543, 544 S.A, 544 S.B, 544 S.C, 544 RP, 545, 551 RP and 553 in D.D. 77 and Adjoining Government Land, Ping Che, N.T.**

**(Application No. A/NE-TKL/809)**

As a follow-up to our response of 25.8.2025, we would like to submit the further information in **Table 1** for your consideration.

Should there be any queries, please contact our Miss Cannis Lee at

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

*Lawson David & Sung*



Encl.

c.c. DPO/STN (Attn.: Ms. Sheren Lee) – By Email  
 Client

**Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-TKL/809 (29 August, 2025)**

COMMENTS	RESPONSES
<b>1. Development Bureau (DevB)</b>	
<p>(a) The applicant should provide more information to demonstrate its original size in KTN NDA, and how it is comparable with the size of the application site.</p>	<p>(a) As a follow-up to our response of 25.8.2025, we would like to provide the following additional information for your consideration:</p> <p>While the Applicants' former operation sites in Kwu Tung North could use the adjoining Government land for vehicular manoeuvring and loading/unloading, this is not feasible at the Application Site. Therefore, a larger site area and floor space are required at the Application Site for vehicular manoeuvring and loading/unloading so that the Applicants can operate at full capacity. Of the current application, the Applicants intends to reserve a substantial amount of circulation space within the Application Site to increase its overall efficiency and minimize the potential adverse traffic impact on the surrounding road network. In light of this, approximately 2,166 m<sup>2</sup> of land has been reserved for internal access, parking for goods and private vehicles, and for loading/unloading and manoeuvring vehicles. This reserved space fulfills the Transport Department's requirement to provide sufficient space within the Application Site for vehicle manoeuvring with a smooth swept path and to prevent the queuing and illegal parking of vehicles outside the Application Site.</p> <p>The additional space is also intended to enable the Applicants to enhance operational efficiency by providing more space for storing, sorting and packaging timber and other building materials which are bulky in nature. Ultimately, this could positively impact efficiency, competitiveness and support the construction industry in Hong Kong, particularly contributing to the future development of the Northern Metropolis.</p>

COMMENTS	RESPONSES
<b>2. Sha Tin, Tai Po and North District Planning Office, Planning Department (STN DPO)</b>	
(a) Please clarify if the subject site has already been filled partially and if any regularisation of filling of land is required.	(a) We would like to clarify that part of the Application Site has been filled by the previous users with bituminous materials and regularization of filling of land is required. The existing site level is approximately +14.4mPD. Further land filling (with concrete on top) of not exceeding 0.2m for the whole site to a level of not more than +14.6mPD for site formation, parking, loading/unloading and vehicle manoeuvring is required.
(b) Please clarify the applied use of the application.	(b) As the proposed open storage use at the Application Site is an ancillary use to the proposed warehouse use, the applied use will be changed to “Proposed Temporary Warehouse and Ancillary Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years”.
<b>3. Planning Statement</b>	
(a) Paragraph 4.7 Environmental Consideration The location of the egretry	(a) We would like to clarify that the Ping Che Egretry is located about 85m to the east of the Application Site. A replacement page of the Planning Statement (Page 7) is attached for your reference.