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Adrian Tsz Hin TAM/PLAND

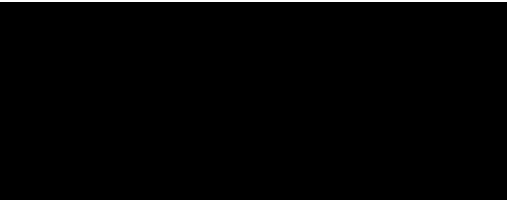
寄件者: Yancy <[REDACTED]>
寄件日期: 2026年09月23日星期三 10:47
收件者: tpbpd/PLAND
副本: Sheren Si Wai LEE/PLAND; Adrian Tsz Hin TAM/PLAND
主旨: RE: Planning Application No. A/NE-TKL/852 --- Temporary Warehouse for Storage of Construction Materials and Electronic Products and Associated Filling of Land for a Period of 3 Years
附件: A_NE-TKL_852_FI1.pdf
類別: Internet Email

Dear Sir/Madam,

We refer to the comments from the Lands Department and submit herewith our response for your consideration.

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

Best Regards,
Yancy Fung



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By Email and Post

Date : 23 September 2026
Your Ref.: TPB/A/NE-TKL/852
Our Ref. : LDS/PLAN/7330

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 for Storage of Construction Materials and Electronic Products and Associated Filling of Land for a Period of 3 Years at Lots 4 S.A(Part), 4 S.B(Part), 4 S.C(Part) and 6 S.B(Part) in D.D. 84, Ping Che, N.T.

(Application No. A/NE-TKL/852)

We refer to the comments from the Lands Department and submit herewith our response (see **Table 1**) 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

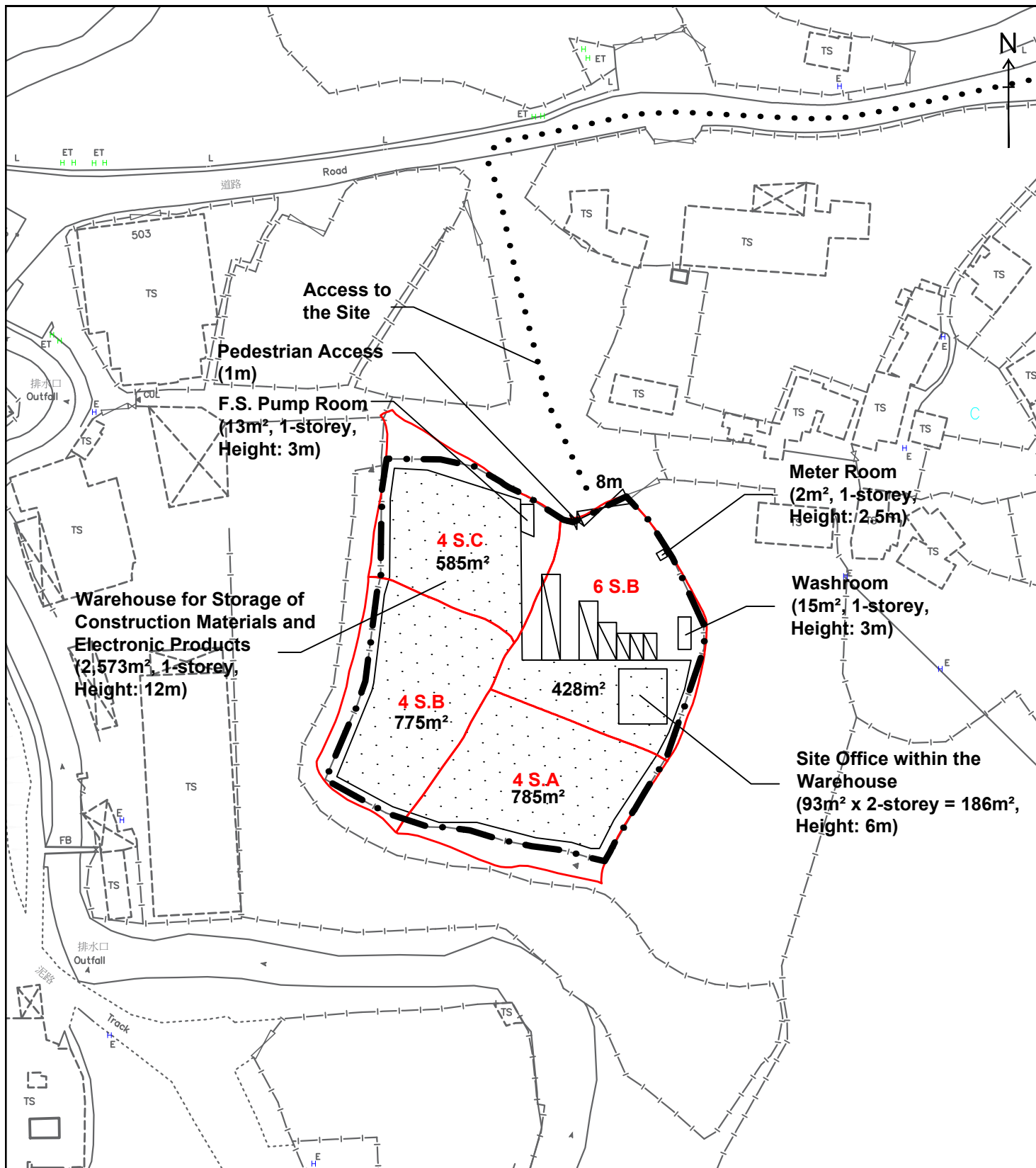
Lawson David & Sung 

Encl.

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

Table 1: Responses to Departmental Comments (Planning Application No. A/NE-TKL/852) (23 September, 2026)

COMMENTS		RESPONSES																		
1.	Lands Department (LandsD)																			
(a)	the applicant should provide a breakdown of the built-over area for each individual lot; and	The built-over area for each individual lot (see Figure 4A) is: <table> <tr> <th>Lot No.</th><th>Uses</th><th>Built-over area (m²)</th></tr> <tr> <td>4 S.A</td><td>Warehouse</td><td>785</td></tr> <tr> <td>4 S.B</td><td>Warehouse</td><td>775</td></tr> <tr> <td>4 S.C</td><td>Warehouse, F.S Pump Room</td><td>598</td></tr> <tr> <td>6 S.B</td><td>Warehouse, Washroom, Meter Room</td><td>445</td></tr> <tr> <td></td><td>Total:</td><td>2,603</td></tr> </table>	Lot No.	Uses	Built-over area (m ²)	4 S.A	Warehouse	785	4 S.B	Warehouse	775	4 S.C	Warehouse, F.S Pump Room	598	6 S.B	Warehouse, Washroom, Meter Room	445		Total:	2,603
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6 S.B	Warehouse, Washroom, Meter Room	445																		
	Total:	2,603																		
(b)	it is noted that the total floor area of the warehouse in the current application (2,573 sq.m.) exceeds that of the previous application (No. A/NE-TKL/779, which was 2,557 sq.m.). The applicant should provide details and the reasoning for this difference.	In the last application, the warehouse has not yet been built as approval from the Lands Department for the Short Term Waiver (STW) is required. Upon approval of the STW, the Applicant constructed the warehouse. This application reflects the as-built area of the current warehouse (2,573m²), which is slightly larger than in the previous application (2,557m²) (i.e. +16m², +0.6%). Upon approval of this application, the Applicant will apply for modification of the STW.																		



Legend:

- Application Site (Area: about 3,726 sq.m.)
- Lot Boundary
- Loading/Unloading Space for Container Vehicle (3.5m x 16m) (1 no.)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Loading/Unloading Space for Light Goods Vehicle (3.5m x 7m) (1 no.)
- Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

Layout Plan

Figure 4A

Scale 1:1000



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