

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Adrian Tsz Hin TAM/PLAND

寄件者: Yancy <[REDACTED]>
寄件日期: 2026年10月08日星期四 10:40
收件者: tpbpd/PLAND
副本: 'Cannis Lee'; Adrian Tsz Hin TAM/PLAND; Sheren Si Wai LEE/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: TKL_852_FI2.pdf
類別: Internet Email

Dear Sir/Madam,

We refer to the comments from the DEVB, FSD, LandsD and PlanD, and hereby submit our responses for your kind consideration.

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

Best Regards,
Yancy Fung

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

[REDACTED]
[REDACTED]

<http://www.lawsonsurveyors.com>

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. The content and opinions contained in this email are not necessarily those of Lawson David & Sung Surveyors Ltd.

If you have received this email in error please contact the sender.



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED



RICS
The mark of
property professionalism worldwide



宋梓華
Sung Tze Wah
FRICS FHKIS MSISV MCIREA ACI Arb R.P.S.(GP)

李霧儀
Lee Mo Yi
MPIA RPP MUDD BA (Hons)

吳恆廣
Ng Hang Kwong, BBS
FRICS FHKIS R.P.S.(GP)
Honorary World Valuer (WAVO)

林桂金
Daniel K.K. Lam
MRICS MHKIS MCIREA R.P.S.(GP) BSc

宋樹鴻
Sung Shu Hung
FRICS MHKIS R.P.S.(GP)(PD) MCIREA
MHIREA BSc (Hons)

趙慧姿
Chiu Wai Chi
MRICS MHKIS MSc BBus (Mktg)

Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCIOB MICE
MHKIE MSOE FCMI MCI Arb MSc

劉志光
Lau Chi Kwong
FRICS FHKIS ALS MHKIS
R.P.S.(LS)(PFM) MSc
潘孝維
Pun How Wai
B.Arch.HK RIBA

By Email and Post

Date : 8 October 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,

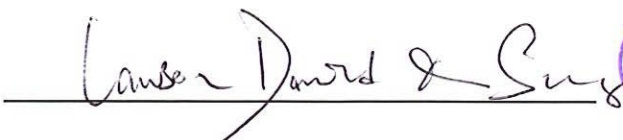
Application for Planning Permission for Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products and Associated Filling of Land for a Period of 3 Years at Lots 4 S.A(Part), 4 S.B(Part), 4 S.C(Part) and 6 S.B(Part) in D.D. 84, Ping Che, N.T.

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

We refer to the comments from the Development Bureau, Fire Services Department, Lands Department, and Planning Department, and hereby submit our responses (see **Table 1**) together with **Annexes 1 to 4** for your kind 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




Encl.

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

Your Assets for Growth

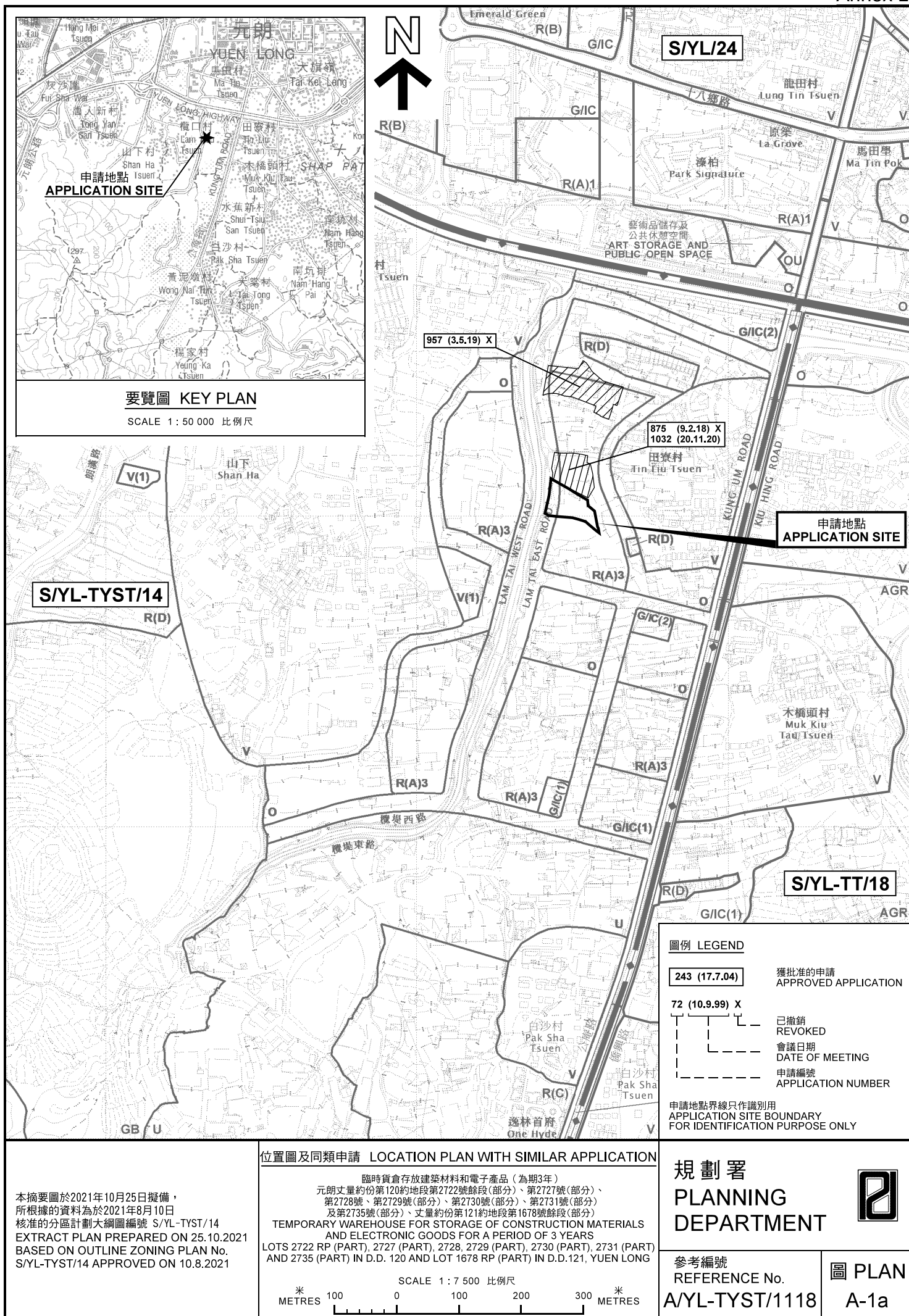
Table 1: Responses to Departmental Comments (Application No. A/NE-TKL/852) (8 October, 2026)

COMMENTS		RESPONSES
1.	Development Bureau	
(i)	To facilitate consideration, the applicant should provide the following: Details of the affected businesses, including a location plan and the lot numbers showing the affected operation in Yuen Long South and information demonstrating that they are the existing operators;	Noted. Same as the previous application (No. A/NE-TKL/721), the Applicant is one of the business operators affected by the land resumption for the First Phase Development of the Yuen Long South Development Area. Their former warehouse at Lots 2722 RP (Part), 2727 (Part), 2728, 2729 (Part), 2730 (Part), 2731 (Part) and 2735 (Part) in D.D.120 and Lot 1678 RP (Part) in D.D.121, Yuen Long, was resumed by the Government on 20.8.2022, with the operation ceased in December 2022 upon clearance of the resumed area. As the lots have already been resumed, a current location plan cannot be provided. For reference, a location plan extracted from the Applicant's previous planning application No. A/YL-TYST/1118 submitted prior to the Yuen Long South resumption is attached in Annex 1.
(ii)	Should the names of these affected business be different from the applicant, reason(s) for not submitting the application under the name of the existing operators and information demonstrating that the application site, if approved, will be used for accommodating the said affected businesses; and	The affected business operator is Power Up (China) Logistics Limited (鉅進(中港)物流有限公司). Photos of the site taken by the Planning Department and extracted from the planning application No. A/YL-TYST/1118 (the affected site) show that Power Up (China) Logistics Limited operated the warehouse (see Annex 2). The Applicant is the affected business operator.
(iii)	The applicant should clarify whether a site search was conducted with a view to identifying a suitable site for re-	A site search has been conducted and submitted under previous application (No. A/NE-TKL/721). An extract of the site search details is

	establishment of the affected business operation. The applicant should provide more details of the site search (including their locations on plan).	attached in Annex 3 .
2.	Fire Services Department	
(i)	based on the submitted fire service installations proposal, FSD has the following comments: the sprinkler inlet and sprinkler control valve shall be provided at prominent location (i.e. at external wall as close as practical to the entrance) and clearly indicated on the plans;	The sprinkler inlet and sprinkler control valve will be provided near the site entrance (see the revised FSIs Proposal in Annex 4).
(ii)	the height of each section of openable windows shall be provided;	The height of each section of openable windows has been provided.
(iii)	licensing requirements, if any, would be formulated upon receipt of formal application via the Licensing Authority; and	Noted.
(iv)	the application involves substantial structural works which may be subject to the Buildings Ordinance (Cap. 123). The applicant should consult the Building Authority to ascertain whether the provision applies.	Noted.
3.	Lands Department	
(i)	LandsD objects to the application; the application site comprises several Old Schedule Agricultural Lots held under the Block Government Lease	Noted.

	which contains restriction that no structures are allowed to be erected without the prior approval of the Government. According to the plan attached to the planning application, the proposed vehicle access (ingress/egress) requires to pass through both Government land (GL) and private land. There is no right of access via the GL granted to the application site. Besides, for the access via private land, the applicant has to make his own arrangement;	
(ii)	the private lots are covered by Short Term Waivers (STW) Nos. 1676 and 1677 both for the purpose of warehouse and ancillary facilities; and	Noted.
(iii)	the following irregularities covered by the planning application have been detected by LandsD: <u>unauthorised structures within the said private lots covered by the planning application</u> there are unauthorised structures on the private lots resulting in excessive built-over areas (BOA) of the STWs. LandsD objects to the planning application since regularisation of the excessive BOA via modification of STW conditions of the subject case, in which a portion of the application site (i.e. Lot 4 S.B in D.D. 84) is affected by the project, namely “PWP Item No. 4173CD Drainage Improvement Works in Ta Kwu Ling Ancillary Road Works” and the relevant pre-clearance survey has been conducted, would not be considered	It is noted that a minor portion of the structure on Lot 4 S.B in DD84 falls within the project works boundary of “PWP Item No. 4173CD Drainage Improvement Works in Ta Kwu Ling Ancillary Road Works” and land will be resumed under Cap. 370. The Applicant will liaise closely with the Lands Department regarding the demolition of the affected structures and handover of the affected portion of land to the Government when the land is genuinely required for the works.

	according to the prevailing land policy. The lot owners should immediately rectify the lease breaches and LandsD reserves the rights to take necessary lease enforcement action against the breaches without further notice.	
4.	Planning Department	
(i)	it is noted that the applicant is seeking regularisation of filling of land involving soil with concrete on top of about 0.2m to 0.8m in depth at the application site, which differs from the regularisation applied for under previous application No. A/NE-TKL/779 involving concrete of not more than 1.5m in depth. The applicant should clarify;	The current application seeks the regularisation of the filling of land involving soil with concrete on top of about 0.2m to 0.8m in depth at the Application Site. This reflects the existing site levels of the Application Site.
(ii)	the applicant should advise whether further filling of land will be carried out at the application site;	No further filling of land will be carried out at the Application Site.
(iii)	the applicant should advise the purpose of filling of land at the application site; and	The purpose of filling of land is for site formation, parking, loading/unloading and vehicle manoeuvring.
(iv)	the applicant should undertake to comply with all approval conditions upon obtaining planning approval for the current application.	The Applicant undertakes to comply with all approval conditions upon obtaining planning approval for the current application.



本摘要圖於2021年10月25日擬備，
所根據的資料為於2021年8月10日
核准的分區計劃大綱圖編號 S/YL-TYST/14
EXTRACT PLAN PREPARED ON 25.10.2021
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/14 APPROVED ON 10.8.2021

申請地點
APPLICATION SITE申請地點
APPLICATION SITE

實地照片 SITE PHOTOS

本圖於2021年10月25日擬備，所根據的資料為攝於2021年9月24日的實地照片
PLAN PREPARED ON 25.10.2021
BASED ON SITE PHOTOS
TAKEN ON 24.9.2021

臨時貨倉存放建築材料和電子產品（為期3年）
元朗丈量約份第120約地段第2722號餘段（部分）、第2727號（部分）、
第2728號、第2729號（部分）、第2730號（部分）、第2731號（部分）
及第2735號（部分）、丈量約份第121約地段第1678號餘段（部分）
TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS
AND ELECTRONIC GOODS FOR A PERIOD OF 3 YEARS
LOTS 2722 RP (PART), 2727 (PART), 2728, 2729 (PART), 2730 (PART), 2731 (PART)
AND 2735 (PART) IN D.D. 120 AND LOT 1678 RP (PART) IN D.D.121, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TYST/1118

圖 PLAN
A-4a



宋梓華
Sung Tze Wah
FRICS FHKIS MSISV MCIREA ACI Arb RPS (GP)

李霧儀
Lee Mo Yi
MPIA RPP MUDD BA (Hons)

吳恆廣
Ng Hang Kwong, BBS
FRICS FHKIS RPS (GP)
Honorary World Valuer (WAVO)

林桂金
Daniel K.K. Lam
MRICS MHKIS MCIREA RPS(GP) BSc

宋樹鴻
Sung Shu Hung
FRICS MHKIS RPS (GP) MCIREA
MHIREA BSc (Hons)

Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCI OB MICE
MHKIE MSOE FCMI MCIArb MSc

劉志光
Lau Chi Kwong
FHKIS FRICS ALS MHKIS RPS(LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email

Date : 24 April 2023
Your Ref.: TPB/A/NE-TKL/721
Our Ref. : LDS/PLAN/6890

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

Dear Sir/Madam,

Proposed Temporary Warehouse for Storage of Construction Materials and Electronic Products for a Period of 3 Years at Lots 4 S.A (Part), 4 S.B (Part), 4 S.C (Part) and 6 S.B in D.D.84 and Adjoining Government Land, Ping Che, N.T.
(Application No. A/NE-TKL/721)

We refer to the comments from Urban Design & Landscape Section, Planning Department on the captioned application and submit herewith our response in **Table 1** for your consideration.

In addition, we also provide details of the potential reprovisioning sites that were identified during the site search exercise as follows for your information:

	Possible Site Location	Zoning	Reasons for unsuitable for relocation
(a)	DD76 Lots 1831 S.B RP, 1833 and 1834 S.C RP (Ma Mei Ha, Sha Tau Kok)	AGR	Site located very close to nearby village settlements and required clearance of vegetation
(b)	DD106 Lot 1640 RP (Kam Sheung Road, Yuen Long)	R(C)1 / AGR	Site located very close to residential developments and required clearance of vegetation
(c)	DD118 Lots 1409, 1427, 1428, 1429 and 1430 (Tai Shu Ha Road West, Tai Tong, Yuen Long)	AGR	Site access road trespassed various private lots and too narrow for container and goods vehicles; no public transport facilities for staff

(d)	DD106 Lots 1065, 1244 RP, 1246, 1247, 1248 RP, 1249, 1250, 1251, 1252 S.C, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266 RP, 1267 RP, 1268, 1270 and 1271 (Kam Tsin Wai, Shek Kong)	V	Site located very close to nearby village developments, required substantial clearance of vegetation and no direct vehicular access
(e)	DD46 Lot 11 RP (Ma Mei Ha, Sha Tau Kok)	AGR	High purchase cost and not affordable by the Applicant; site required substantial clearance of vegetation

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at
[REDACTED]

Yours faithfully,

For and on behalf of

Lawson David & Sung Surveyors Limited

Lawson David & Sung



Encl.

c.c. DPO/STN (Attn.: Ms. Michelle Chan) – By Email
Client

F.S. NOTES:

1. GENERAL

- | | |
|-----|---|
| 1.1 | FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS. [SEP 2022]" |
| 1.2 | ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm. |
| 1.3 | ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm. |
| 1.4 | ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED. |
| 1.5 | ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON |
| 1.6 | SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT. |
| 1.7 | VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED. |

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 2.2 ONE 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 2.3 TWO SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 2.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 2.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 2.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 2.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 2.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
THE MAXIMUM STORAGE AREAS SHALL BE 50m² FOR SINGLE BLOCK
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : FREE STANDING
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HEIGHT : 4m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
THE MAXIMUM STORAGE AREAS SHALL BE 50m² FOR SINGLE BLOCK
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

3. FIRE DETECTOR SYSTEM

- 3.1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"
- 3.2 WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE DETECTORS IS TRIGGERED, ALL CONNECTED DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY

4. EMERGENCY LIGHTING

- 4.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND BS EN 1838 :2013', AND THE FSD CIRCULAR LETTER NO. 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

5. EXIT SIGN

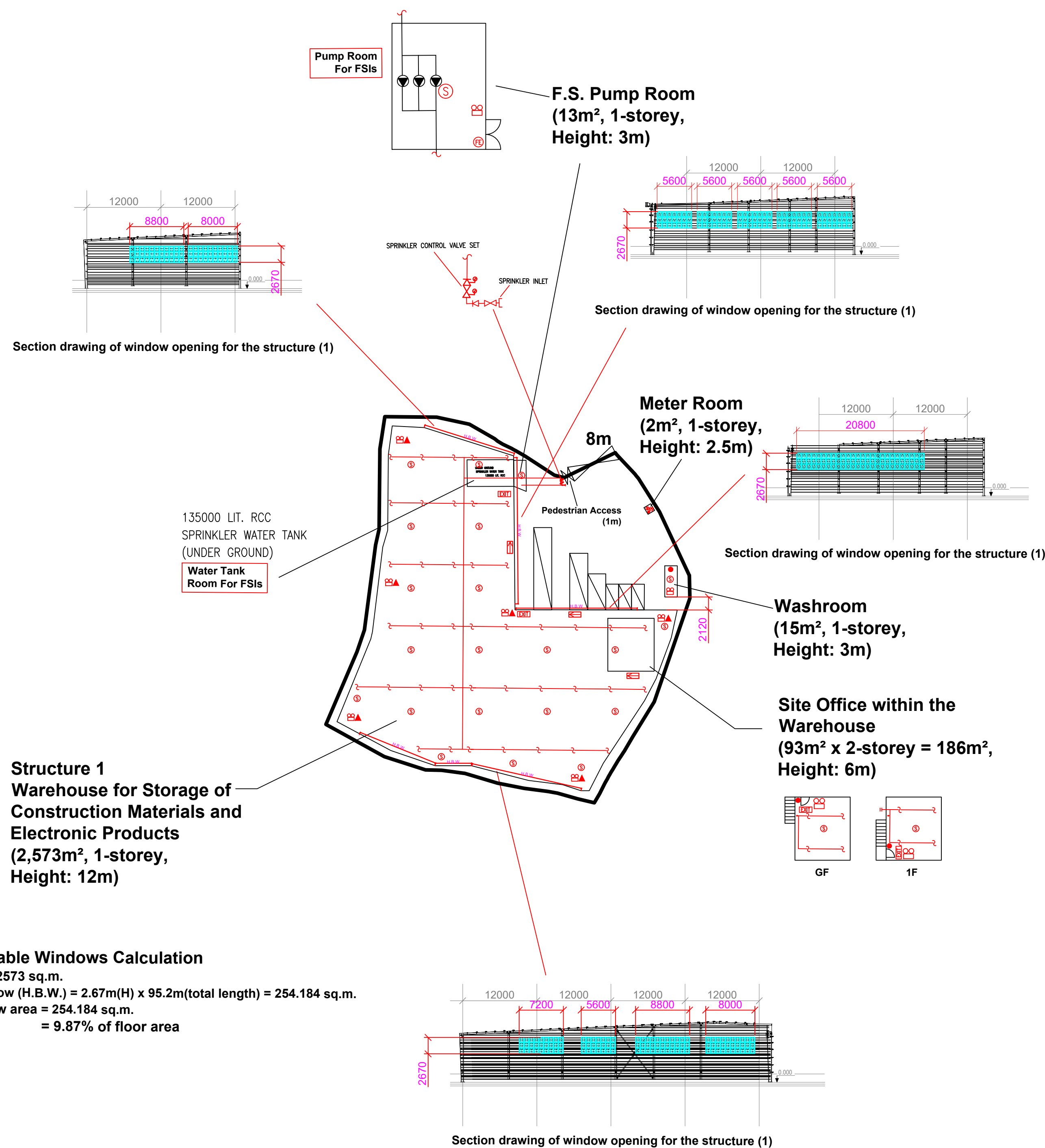
- 5.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

6. PORTABLE APPLIANCES

- 6.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.
- 6.2 A SUITABLE TYPE OF PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED IN LOCATIONS WHERE EASILY ACCESSIBLE BY PERSON IN CHARGE WHERE THE NO. OF F.E. SHALL BE PROVIDED ACCORDING TO THE FORMULA = [STORAGE AREA] (M²) X (0.003]
- 6.3 A 20-35 KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER IN EVERY 500M² ON EVERY FLOOR OF THE PREMISES AND SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE PREMISES CAN BE REACHED BY WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER FROM A DISTANCE OF NOT MORE THAN 30M

LEGEND

 STAND ALONE BATTERY TYPE SMOKE DETECTOR	 EMERGENCY LIGHT	 SPRINKLER CONTROL VALVE SET	 PUMP SET	 PRESSURE GAUGE	 SUBSIDIARY VALVE / FLOW SWITCH
 25KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER	 EXIT SIGN	 GATE VALVE	 Y-TYPE STRAINER	 SPRINKLER HEAD (ON PLAN)	 5KG CO2 FIRE EXTINGUISHER
 NON-RETURN VALVE		 GATE TYPE (With MONITORING)	 SPRINKLER INLET	 5KG DRY POWDER FIRE EXTINGUISHER	 DIRECTIONAL SIGN



Structure 1 Openable Windows Calculation
Area of Structure 1 = 2573 sq.m.
Area of High Bay Window (H.B.W.) = 2.67m(H) x 95.2m(total length) = 254.184 sq.m.
Total openable window area = 254.184 sq.m.
= 9.87% of floor area

[illegible]