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By Email and Post

Date : 28 July 2026
Your Ref : TPB/A/YL-KTS/1147
Our Ref. : LDS/PLAN/7269

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 (Timber and Metal) and Associated Filling of Land for a Period of 3 Years at Lots 123 RP, 124 (Part), 125 (Part), 126 (Part) and 127 (Part) in D.D. 113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.
(Application No. A/YL-KTS/1147)

We refer to the captioned application and hereby submit the following supplementary information on the relocation needs of the Applicants, Big Trend Logistics Limited and Man Woo Hing, for your consideration.

The Applicants have been running their timber and metal business in Ma Tso Lung, Kwu Tung North for almost 30 years. Due to the resumption of their operating sites for the development of the Kwu Tung North New Development Area (NDA) in 2022, the Applicants submitted a planning application (No. A/YL-KTS/946) for relocation, which was approved by the Town Planning Board (TPB) on 19.5.2023. However, due to technical issues, the Applicants submitted a further planning application (No. A/YL-KTS/1032) to lawfully continue their operations. This application was also approved by the TPB on 22.11.2024.

Before identifying the captioned Application Site for their relocation, the Applicants conducted a thorough site search exercise with the details of the potential reprovisioning sites as below:

	Possible Site Location	Zoning	Reasons for unsuitable for relocation
(a)	DD82 Lots 683 S.B, S.C and S.D (Ma Mei Ha, Sha Tau Kok)	REC / AGR	Site located very close to nearby village developments and required clearance of vegetation with no direct vehicular access
(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 1283, 1285, 1286, 1287, 1450 RP and 1451 RP (Tai Shu Ha Road West, Tai Tong, Yuen Long)	AGR	Site required clearance of vegetation 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 required clearance of vegetation with no direct access road; site located very close to nearby village developments with portion of the site located within village environ
(e)	DD39 Lots 2017, 2018, 2019, 2020, 2021, 2022, 2023 and 2027 RP (Wo Hang, Sha Tau Kok)	AGR	Site required clearance of vegetation with no direct vehicular access to main road.

As stated in previous applications, the above sites are deemed unsuitable for relocation due to the aforementioned reasons. The Applicants have therefore identified the current Application Site as the best available option. Planning approval (Application Nos. A/YL-KTS/946 and 1032) was granted by the TPB on 19.5.2023 and 22.11.2024, respectively. The Applicants have already been operating at the current Application Site for approximately two years. It is therefore reasonable and appropriate to continue using the existing site for the present application. Allowing the Applicants to continue their operations at the Application Site would not result in any additional adverse impacts.

If the current application is approved, the Applicants will reinstate the Application Site to an amenity area upon expiry of the planning permission.

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





c.c. DPO/FS&YLE (Attn.: Ms. Selena Sin) – By Email
Client