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Appendix Ib of RNTPC
Paper No. A/NE-TKLN/139



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By Email

Date : 4 September 2026
Your Ref.: TPB/A/NE-TKLN/139
Our Ref. : LDS/PLAN/7309

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 (Storage of Building Materials and Metal) for a Period of 3 Years at Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T.
(Application No. A/NE-TKLN/139)

We refer to the comments from the Lands Department on the captioned application and submit herewith our responses (see **Table 1**) for your consideration.

We would also like to add that the Applicant moved out of their former warehouse in Shan Ha Tsuen, Yuen Long, in September 2025. No dangerous goods will be stored at the Application Site.

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.: Mr. Timothy Wu) – By Email
Client

Your Assets for Growth

Table 1: Responses to Departmental Comments (Planning Application No. A/NE-TKLN/139) (4 September, 2026)

COMMENTS		RESPONSES
1.	Lands Department (LandsD)	
(1)	LandsD has adverse comment on the application; the application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contain 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 Government land (GL) but no right of access via GL is granted to the application site;	The application is subject to a previous application (No. A/NE-TKLN/85) and the proposed ingress/egress of the Application Site remains unchanged. The GL outside the Application Site will not be fenced off by the Applicant.
(2)	Lot 1364 S.B RP in D.D. 78 is covered by Short Term Wavier (STW) No. 1680 for the purpose of warehouse and ancillary facilities with built-over-area (BOA) not exceeding 676m ² , height no more than two storeys. Lot 1364 S.B ss.1 RP in D.D. 78 is covered by STW No. 1681 for the purpose of warehouse and ancillary facilities with BOA not exceeding 209m ² , height no more than two storeys. According to the Figure 4 Indicative Layout Plan attached to the Application Form, the proposed three one-storey structures for the purpose of warehouse, open-side shelter and washroom have a total BOA of 990m ² which exceeds that permitted under the existing STWs (total BOA of 885m ²). In this connection, modifications of the existing STWs are required;	Noted. The layout and area of the structures have been updated following the construction of the warehouse by the Applicant. The Applicant will apply to the LandsD for modification of the STWs.

(3)	the following irregularity covered by the subject planning application has been detected by LandsD: <u>unauthorised structure(s) within the said private lot(s) covered by the planning application</u> there are unauthorized structure(s) on the private lot(s) concerned. 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; and	Noted. The Applicant will apply to the LandsD for modification of the STWs.
(4)	if the planning application is approved, the lot owners shall apply to LandsD for modification of STW Nos. 1680 and 1681 to permit the proposed structures. The application for modification of STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The modification of STWs, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of additional waiver fees and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered.	Noted.