

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

Adrian Tsz Hin TAM/PLAND

From: INNOVATIVE LAND USE PLANNING <[REDACTED]>

Sent: Tuesday, September 29, 2026 6:41 PM

To: Sheren Si Wai LEE/PLAND <sswlee@pland.gov.hk>

Subject: Re: Planning Application No. A/NE-TKL/850 --- Proposed Temporary Warehouse for Storage of Construction Materials/Tools and Equipment with Ancillary Office/Workshop and Associated Filling of Land for a Period of 3 Years

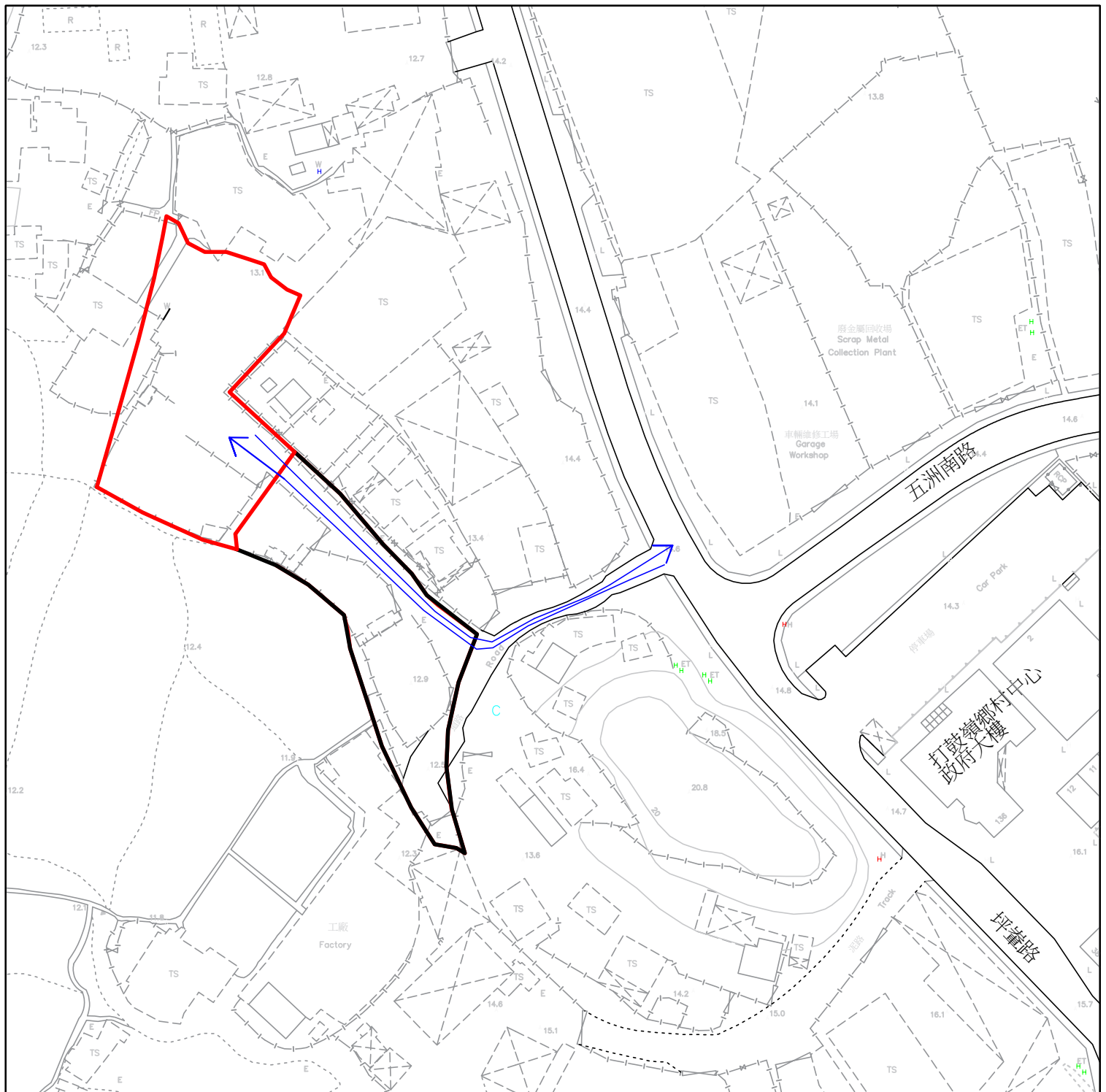
Dear Sheren,

Please find the attachment for your further action. Thanks.

Elaine SO

Town Planner

Innovative Land Use Planning Consultancy Co Ltd



Legend

— Site Boundary

→ Access Route (From Ping Che Road to the Site)
←

Access Arrangement onto the site Plan

Lots. 752 RP, 761 RP(Part) in D.D.
77

Plan 8

請沿虛線剪下並將有效的商業/分行登記證展示在營業地點。

Please cut along the dotted line and display the valid business/branch registration certificate at business address.

正 本 ORIGINAL		表格 2 FORM 2 《商業登記條例》(第 310 章) BUSINESS REGISTRATION ORDINANCE (Chapter 310) 《商業登記規例》 BUSINESS REGISTRATION REGULATIONS 商業 XXXX 登記證 Business XXXX Registration Certificate		[第 5 條] [regulation 5]
業務 / 法團所用名稱 Name of Business Corporation		溢利工程 YAT LEE ENGINEERING COMPANY		
業務 / 分行名稱 Business Branch Name		*****		
地址 Address		*****		
業務性質 Nature of Business		水電工程		
法律地位 Status		個人		
生效日期 Date of Commencement	屆滿日期 Date of Expiry	登記證號碼 Certificate No.	登記費及徵費 Fee and Levy	
01/03/2026	28/02/2027	*****	\$2,200 (登記費 FEE = \$2,200) (徵費 LEVY = \$ 0)	
請注意下列《商業登記條例》的規定：		Please note the following requirements of the Business Registration Ordinance:		
1. 第 6(6)條規定任何業務獲發商業登記證或分行登記證，並不表示該業務或經營該業務的人或受僱於該業務的僱員已遵從有關的任何法律規定。		1. Section 6(6) provides that the issue of a business registration certificate or a branch registration certificate shall not be deemed to imply that the requirements of any law in relation to such business or to the persons carrying on the same or employed therein have been complied with.		
2. 第 12 條規定各業務須將其有效的商業登記證或有效的分行登記證於每一營業地點展示。		2. Section 12 provides that valid business registration certificate or valid branch registration certificate shall be displayed at every address where business is carried on.		
機印所示登記費及徵費收訖。 RECEIVED FEE AND LEVY HERE STATED IN PRINTED FIGURES.				
IRDB101A (12/2010)		24/02/2026	*****	\$2,200.00

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Adrian Tsz Hin TAM/PLAND

寄件者: INNOVATIVE LAND USE PLANNING <[REDACTED]>
寄件日期: 2026年09月30日星期三 11:25
收件者: Adrian Tsz Hin TAM/PLAND
主旨: A/NE-TKL/850
附件: further revised Plan 7.pdf; R to Plan D and DEVB comments on 30.9.2026 at time 1122.docx

類別: Internet Email

Dear Adrian,
Please find the updated R to C and the further revised Plan 7 for your follow up actions.
The submission via this email superseded the same submission via my email dated 29.9.2026 at 6:40p.m.

Thank you.

Elaine SO
Town Planner
Innovative Land Use Planning Consultancy Co Ltd

Responses to Comments of Planning Department and DEVB

Application No. A/NE-TKL/850

Planning Department's Comments 1. Please show the access route to the Site from Ping Che Road on Plan 2. According to our site inspection, there is/are tree(s) along the western boundary of the application Site. Please clarify if any tree felling will be involved in the application. If yes, please also supplement the species of tree, 3. As mentioned in the Planning Statement, the Site is currently entirely hard paved. Please clarify if the area along the western boundary, especially the northwestern corner, of the application site is currently hard-paved as well. If Not, the applicant	1. The access route to the Site from Ping Che Road is shown on attached Plan 8 2. Please see revised Plan 7 as attached showing the portion of land which is not filled at the moment. There are common species of trees located at this area including Lychee Tree, Wampee tree, and mango trees which will be removed and the said portion of land will be land filled. 3. The north-western portion of the site as shown on revised Plan 7 is not land filled at the moment.
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should apply for regularization of filling of land at part of the application site and further land filling at the remaining portion of the application Site. An updated filling of land Plan will be required.

The area of land to be filled is shown on the attached revised Plan 7. The hard-paved land within the Site is to be applied for regularization under this application.

4. Has the affected site in Ngau Tam Mei been cleared and reverted to the Government yet?

4. The affected site in Ngau Tam Mei has been cleared and reverted to the Government.

5. Will dangerous goods be stored at the application site?

5. There is no dangerous goods to be stored at the application Site.

6. What is the current site level? Please supplement with the land filling plan if needed

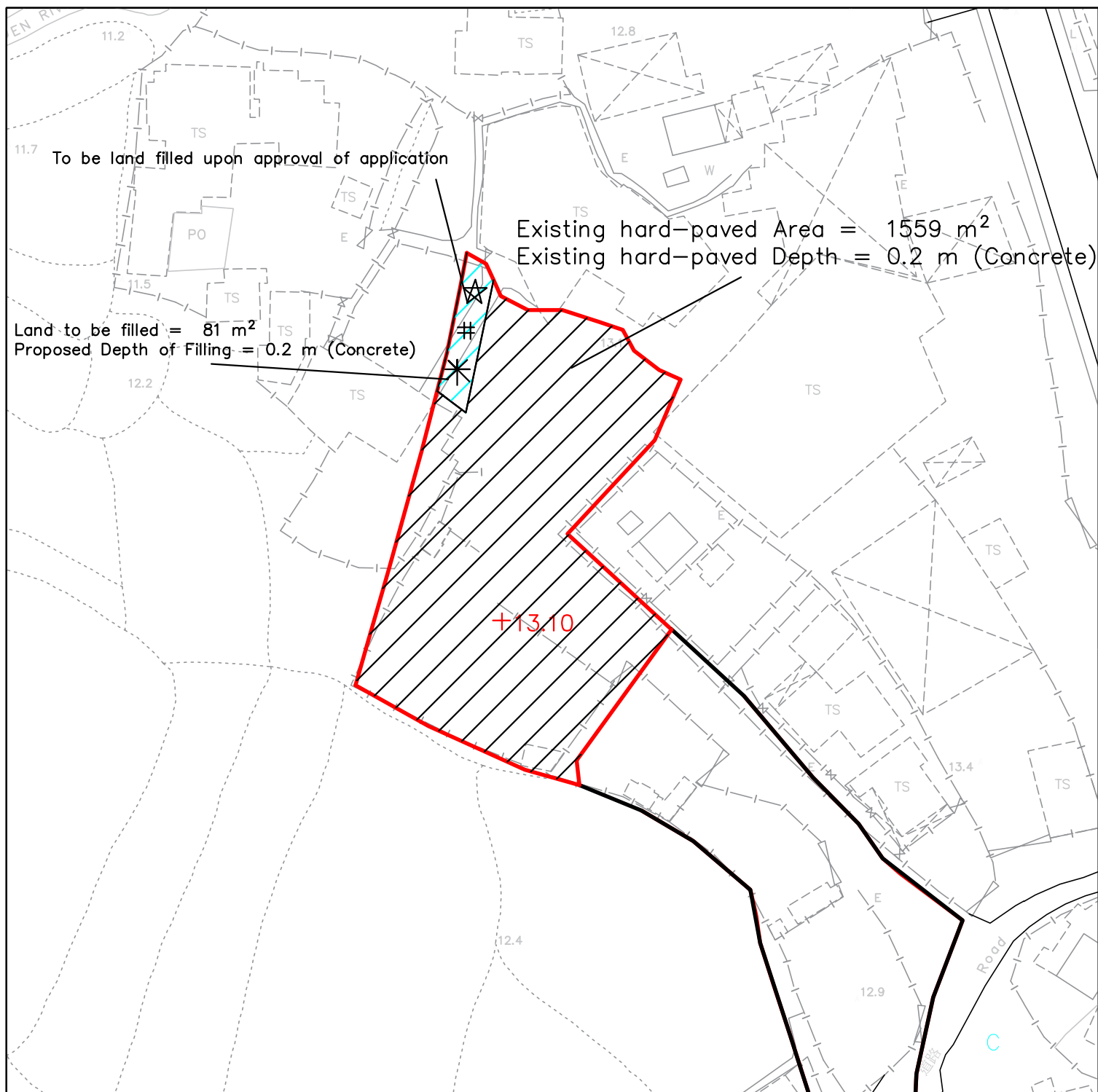
6. +13.10

DEVB comments:	
the applicant shall provide the following information: 1. Details of the affected businesses, including the Business Registration of 溢利工程 demonstrating that they are existing operator, etc.; 2. 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 3. According to the submission, the existing business operation occupies about 750 sq. m., whereas the proposed application site is about 1640 sq. m. The applicant should provide a detailed justification to support the necessity of this larger area for the relocation.	1. Please see attached BR. The affected operator is an existing operator. 2. The affected business operator of 溢利工程 is the same name as the applicant. Should the application be approved, the subject site will be used for accommodating the same use as the affected business/operation in Ngau Tam Mei. 3. As advised by the applicant just now, he advised that he has 4 huts within Lot 1381 in DD 104 which he used them as warehouses to store his tools and equipment for his operation in Ngau Tam Mei. The total floor area of the said warehouse was about 250s.m.

	However, he also uses the land at Lot 1381 (site area of about 600s.m) and the adjacent Lot 1390 in DD 104 (site area of about 700s.m) for the use of open storage and parking/loading/unloading/vehicular circulation space for the affected business premises. Therefore, the total site area he had in Ngau Tam Mei for warehouse and open storage is 250s.m and 1300s.m respectively. The applicant has pointed out that he does not want to store his tools and equipment in open storage area anymore as most of the tools and equipment are torn-out. He therefore would like to use the proposed three warehouses under this application to accommodate all his tools and equipment, office and workshop to continue his operation. The above applies that the total area the applicant used for his operation is about 1550s.m in Ngau Tam
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	Mei which is similar to the area of the applied site area under the application. For the information of the TPB, there is no open storage area within the application site. The total area for warehouse use under the application is only 595 s.m. The remaining area within the application site is used for maneuvering, parking/loading and unloading for the subject warehouses as well as to provide access to the nearby warehouses.
EPD's commentPlease remind the applicant (i) follow the requirements of the latest 'Code of Practice on Handling Environmental Aspect of Temporary Uses & Open Storage Sites' ('COP') and (ii) Implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) during land filling; and (iii) In case toilet will be provided, suitable sewage treatment facilities as required under ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' shall be provided and should be duly certified by an Authorized Person (AP) or to employ licenced waste collector to regularly collect	The applicant will follow the said requirement. The application will follow the said requirement. Noted. The applicant will follow the said requirement.

and properly dispose of the sewage collected in the proposed toilet.	
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Legend



Land to be filled (to be land filled upon approval of application)



Existing hard - paved Area



Site Boundary



芒果樹 (mango tree)



荔枝樹 (lychee tree)



黃皮樹 (wampee tree)

Filling of Land

Lots. 752 RP, 761 RP(Part) in DD
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Plan 7