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**By Email (tpbpd@pland.gov.hk)**

Date : 12 July 2024  
Your Ref.: TPB/A/NE-TKLN/85  
Our Ref. : LDS/PLAN/7007

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 (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/85)**

We refer to the captioned application and submit herewith a replacement page of the Planning Statement for your reference.

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.: Mr. William Wong) – By Email [wst Wong@pland.gov.hk](mailto:wst Wong@pland.gov.hk)  
Client

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planning permission (with or without conditions) for a maximum period of three years under section 16 of the TPO.

### 3.2 Previous Application

The Applicant Site is not subject to any previous planning application.

### 3.3 Similar Application

The Board has recently approved a planning application of similar warehouse uses in the same "REC" zone as below:

<b>Application No.</b>	A/NE-TKLN/77
<b>Applied Use</b>	Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years
<b>Location</b>	Various Lots in D.D. 78 and 82 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North, N.T.
<b>Site Area</b>	About 122,819 sq.m.
<b>Gross Floor Area</b>	About 130,848 sq.m.
<b>No. of Block</b>	6
<b>Building Height</b>	2 storeys (7 – 15m)
<b>TPB's Decision</b>	Approved with Conditions for a period of 3 years on 15.3.2024

## 4. Development Proposal

### 4.1 Site Configuration and Layout

It is proposed to use the Application Site as temporary warehouse for storage of construction/**building** materials (metal) for a period of 3 years. The Application Site has an area of about 1,105 sq.m.

The proposed 1-storey warehouse, with a floor area of about 607 sq.m. and height of not more than 13m, will be erected for the storage of construction/**building** materials (metal) at the northern portion of the Application Site. The southern portion will then be used as an open-sided shelter with an area of about 276 sq.m. for loading/unloading activities and manoeuvring of vehicles near the ingress/egress point. An 1-storey (height: about 2.5m) guard room of about 2 sq.m. will be erected next to the proposed ingress/egress point at the southern boundary (see Layout Plan at **Figure 4**).

The Application Site will be continued to be fenced off by the existing 2.5m high corrugated metal sheets on all sides. To minimize any potential noise and environmental impacts to the surrounding area, no workshop activities will be conducted within the Application Site.

### 4.2 Vehicular Access and Parking Arrangement

The Applicant will widen the existing ingress/egress point of the Application Site to about 8m wide at the southern side of the Application Site connecting to Lin Ma Hang Road. The run-in/out will be constructed by the Applicant according to Highways Department (HyD)'s standard drawings Nos. H1113C and H1114B. Meanwhile, the design of the drop kerb will follow HyD's Transport Planning