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Date: 22 December 2025

TPB Ref.: A/NE-MKT/57

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Warehouse (Excluding Dangerous Goods) and Associated Filling of Land for a Period of 3 Years at Lots 588, 589 & 590 RP in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Our response to the comments of the CEDD is as follows:

CEDD's comments	Applicant's response
(i) Please be advised that there is an existing unregistered man-made slope feature of approximately 2m high at western side of the application site (the Site). As the stability of this slope feature is uncertain and it could affect or be affected by the proposed use, the applicants should be advised to set up a buffer zone from both the crest and toe of the slope feature to prevent positioning of structures or loading/unloading space within the zone as shown in the attached Plan A ; and	Noted. Please see updated layout plan in Figure 3. Due to the reduction of the GFA of the proposed warehouse, the applicant updated page 2, 5 & 11 of the S.16-III application form.
(ii) The applicants should be reminded of the requirements of making necessary site formation submission(s), including but not limited to any necessary stability assessments on the existing geotechnical features in the vicinity of the Site, to the Buildings Department for approval as required by the provision of Buildings Ordinance if found applicable.	Noted.

Our response to the comments of Transport Department is as follows:

Transport Department's comments	Applicant's response
(i) The applicants shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the	Please see the attached Figure 11 & 12 for demonstrating the smooth manoeuvring of vehicles within the

<p>Site, maneuvering within the Site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;</p> <p>(ii) The applicants shall confirm the internal space of the warehouse is free from obstruction and the area can be utilized for the parking and maneuvering of vehicles;</p> <p>(iii) The applicants shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site;</p> <p>(iv) The applicants shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and</p> <p>(v) The applicants shall advise the measures in preventing illegal parking by visitors.</p>	<p>subject site and into/out of the parking and loading/unloading spaces.</p> <p>The applicant confirms that the internal space of the warehouse is free from obstruction and the area can be utilized for the parking and maneuvering of vehicles</p> <p>No car gate will be installed at the application site so that no queueing of vehicles will be found outside the subject site.</p> <p>Flashing lights and alarm will be provided at the ingress/egress to alert the pedestrian when there is passage of vehicles.</p> <p>The applicant will arrange a pre-book system to manage the arrival time of the LGV to ensure no queueing of vehicles outside the subject site.</p>
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Our response to the comments of the CTP, UD&L, Planning Department

CTP/UD&L, Planning Department's comments	Applicant's response
<p>(a) based on the aerial photo of 2025 and site photos taken in December 2025, the application site (the Site) is situated in area of rural inland plains landscape character comprising temporary structures, vegetated areas and tree clusters. Majority of the Site is hard paved and currently occupied by a container, and tree clusters are found in the western portion of the Site;</p> <p>(b) it is noted from Figure 2 that the trees in the Site will be felled due to concrete filling. Please provide justification for any identified district landscape resources and assess whether any adverse impacts are anticipated.</p>	<p>Noted.</p> <p>The tree clusters in the western portion of the site will be removed. The applicant will provide trees in the periphery of the site except at the portion of the no building zone as commented by CEDD as shown in the proposed landscape plan to compensate the felling of trees.</p>

Should you have any questions, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Cheryl TSANG) –
By Email