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Adrian Tsz Hin TAM/PLAND

寄件者: king king <[REDACTED]>
寄件日期: 2026年07月29日星期三 9:38
收件者: tpbpd/PLAND
副本: Adrian Tsz Hin TAM/PLAND
主旨: A/NE-TKL/843
附件: TKL843-ltr-05.pdf

類別: Internet Email

Dear Sir,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 5 pages

Date: 29 July 2026

TPB Ref.: A/NE-TKL/843

By Email

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

Dear Sir,

Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

This letter intends to supersede our letter dated 29.7.2026. About 89% of the site (i.e. about 870m²) falls upon 'Agriculture' zone and about 11% of the site (i.e. about 110m²) falls upon 'Residential (Group D)' zone.

Our response to the comments of the Director of Fire Services is shown on the attached FSI plan.

Our response to the comments of the Transport Department is shown below:

Transport Department's comments	Applicant's response
- The applicant should advise the provision of pedestrian facilities and management measures to ensure pedestrian safety; - The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; - The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.	Revolving lanterns will be provided at both sides of the vehicular access to warn the pedestrians when there is a vehicle exiting from the application site. The entrance gate will be opened at all times during the operation hours to allow vehicle going into the site without obstruction. All visitors must call to reserve a car parking space in advance. If a particular timeslot of the car parking spaces is full, they will be informed to reserve other timeslots.

Our response to the comments of the Sha Tin, Tai Po and North District Planning Office is shown below:

Sha Tin, Tai Po and North District Planning Office's comment	Applicant's response
- Is the application site currently being used as the applied use? - Based on P.8 of the Application	The application site is currently used as the applied use. The drawing title and page 12 of the

Form, it is understood that no further land filling be carried out within the Site. As such, please (i) retitle the drawing of your submitted “Proposed Site Paving Plan” to avoid confusion. Please (ii) confirm whether the entire site has been formed or only part of the site has been formed as shown on the “Proposed Site Paving Plan”, and (iii) supplement on the plan the current site level. (iv) What is the purpose of land filling?	S.16-III application form have been updated and attached below. The entire site has been formed. The As-built Site Paving Plans shows that only the portion of the site falls upon ‘Agriculture’ zone has been filled because land filling is required to be applied within ‘Agriculture’ zone. Although the portion of ‘Residential (Group D)’ has also been filled, it is not required to show on the As-built Site Paving Plan because land filling in ‘Residential (Group D)’ zone is not required to be applied. The current site level is shown on the As-built Site Paving Plan. The application site is formed to meet the operation needs of the warehouse.
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Should you have any enquiries, 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: Mr. Adrian TAM) – By Email

1. GENERAL

1.1 F

- ## 2. AUTOMATIC SPRINKLER SYSTEM

- ### 3. FIRE DETECTOR SYSTEM

- #### 4. EMERGENCY LIGHTING

- ## 5. EXIT SIGN

- ## 6. PORTABLE APPLIANCES

- ### LEGEND

 25KG WHEELED TYPE DRY
CHEMICAL FIRE EXTINGUISHER

 EXIT SIGN

 NON-RETURN VALVE

 GATE VALVE

 GATE TYPE (With MONITORING)

 Y-TYPE STRAINER SPRINKLER INLET

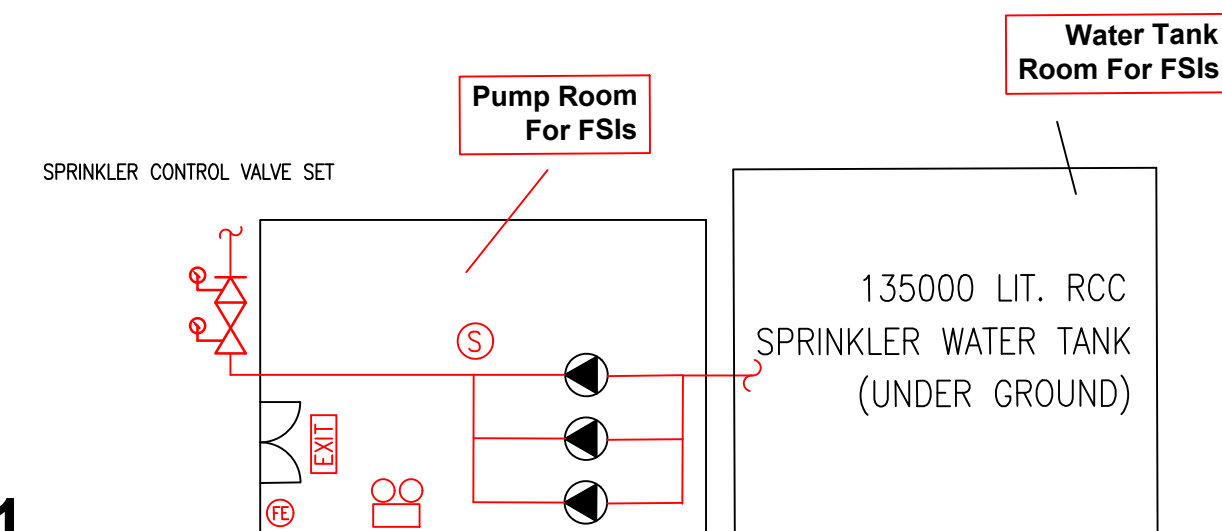
—S— SPRINKLER HEAD (ON PLAN)

5KG DRY POWDER
FIRE EXTINGUISHER

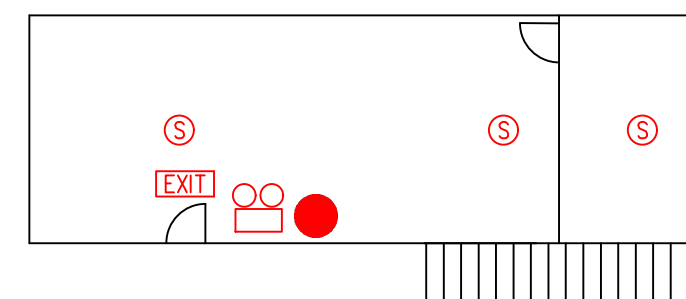
5KG CO2
FIRE EXTINGUISHER

 DIRECTIONAL SIGN

= 6.5% of floor area

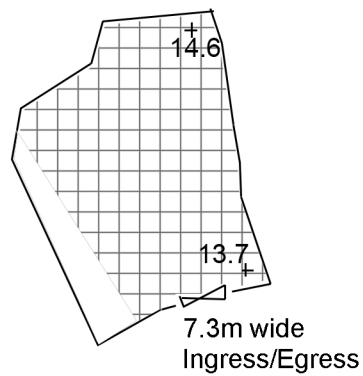


SPRINKLER INLET



GF site office

[illegible]



Project 項目名稱:

Temporary Warehouse for Storage of Metal & Associated Filling of Land for a Period of 3 Years at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

As-built Site Paving Plan
in 'Agriculture' Zone

Remarks 備註:



Paving of concrete of
0.2m deep

Drawing No. 圖號:

Figure 4

Scale 比例:

1:1000

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>As-built drainage plan, site plan and swept path analysis (PC)</u>		
<u>As-built Site Paving Plan in Agriculture Zone</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>estimated traffic generation</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。