

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Cheryl Tsz Man TSANG/PLAND

寄件者: king king <[REDACTED]>
寄件日期: 2026年04月01日星期三 21:54
收件者: tpbpd/PLAND
副本: Cheryl Tsz Man TSANG/PLAND
主旨: A/NE-MKT/55
附件: MKT55-ltr-09.pdf

類別: Internet Email

Dear Sir,

Please see attached letter for responding to the comments of HyD and TD. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 8 pages

Date: 1 April 2026

TPB Ref.: A/NE-MKT/55

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 (Cold Store for Iced Poultry) and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of 3 Years at Lots 510, 511, 512 and 524 S.A ss.1 S.A in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, New Territories

Our response to the further comments of the Highways Department is found in the attachment.

Our response to the Transport Department is shown in the attached drawing. We wish to draw his attention that only private car and light goods vehicle will access/park at the application site. No medium goods vehicle, heavy goods vehicle, container tractor/trailer will access/park at the application site. As such, we have updated the estimated traffic generation, swept path analysis, proposed layout plan and page 5 and 11 of the S.16-III application site for his further consideration.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



The image shows a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

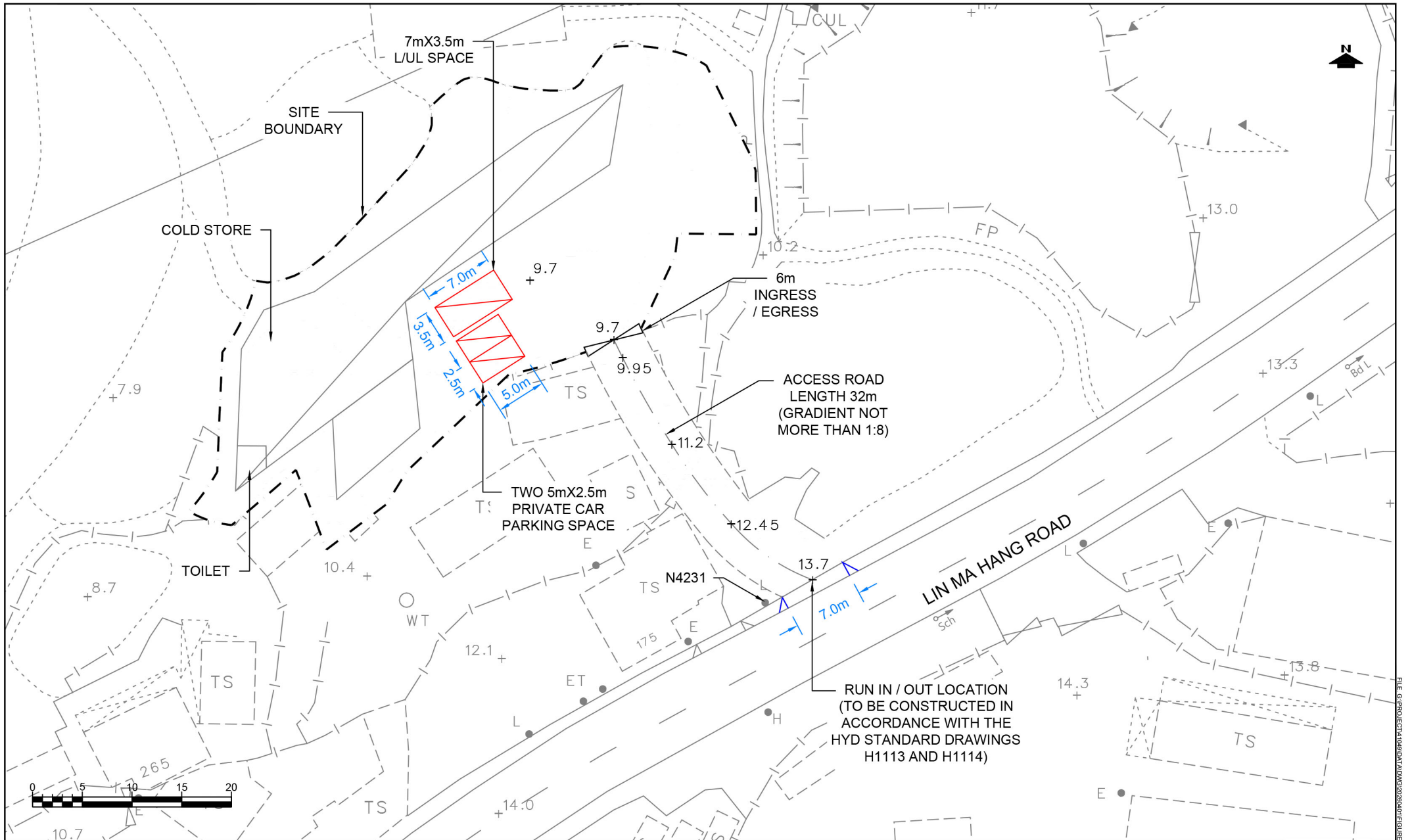
c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Cheryl TSANG) –
By Email

**Proposed Temporary Warehouse (Cold Store for Iced Poultry) and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of 3 Years at Lots 510, 511, 512 and 524 S.A ss.1 S.A in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, New Territories
(Application No. A/NE-MKT/55)**

1 April 2026

Response to Comments

Comments	Responses
Comments from Lighting Division, Highways Department	
1. For the proposed relocation of lamp post no. N4231, the applicant shall submit a proposal detailing the proposed permanent relocation works to the satisfaction of the Commissioner for Transport and Director of Highways;	The run-in/out location is slightly shifted away from the lamp post no. N4231 and it is not necessary to relocate the lamp post as shown in Figure 1 .
2. The applicant shall ensure the clear width of the footpath at the proposed relocated lamp post is accepted by the Transport Department;	It is not necessary to relocate the lamp post as shown in Figure 1 .
3. For cable trench details at run-in and footpath, please follow the latest version of HyD Standard Drawing No. HLSDSGE01-CL0022;	It is not necessary to relocate the lamp post in the current scheme. The run-in/out will be constructed in accordance with Highways Standard Drawings No. H1113 and H 1114.
4. It appears that the proposed vehicular access is located too close to pole-mounted controller No. 00264. A minimum horizontal clearance of 1.5m should be maintained between the proposed vehicular access and the controller to avoid damage to the controller when medium/heavy goods vehicles are entering or leaving the application site. The applicant should also check and ensure that the sightline of road users is not obstructed by the pole-mounted controller; and	The run-in/out for the proposed development is not close to the pole-mount controller No. 00264.
5. The works for removal of the existing lamp post no. N4231 and the subsequent relocation works shall be carried out by our term Contractor while the applicant shall be responsible for the cost. The applicant shall also be responsible for all civil enabling works, including lighting duct laying and drawpit construction works.	It is not necessary to relocate the lamp post as shown in Figure 1 .



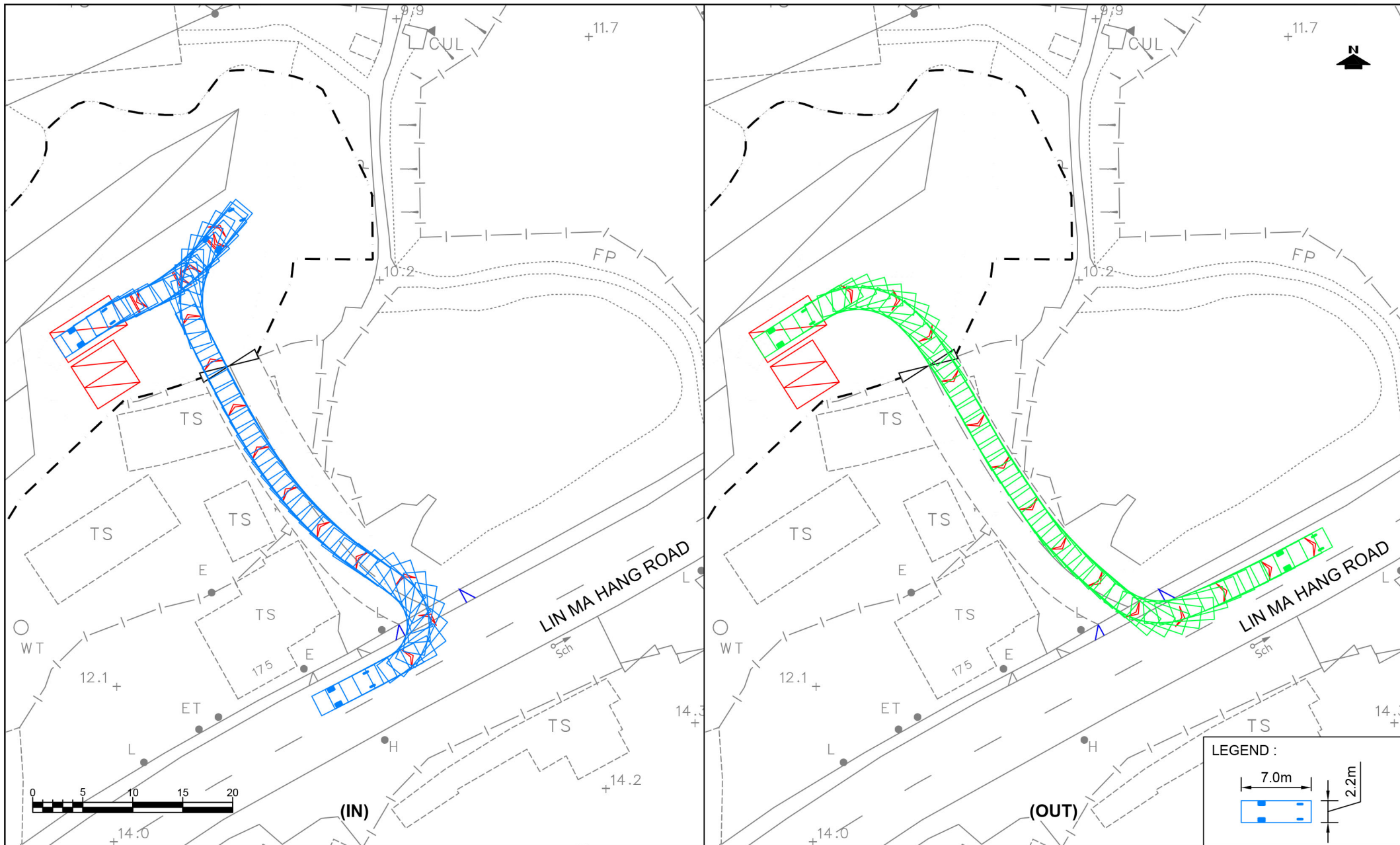
PROJECT NO.	41049	
DESIGNED	SLN	DATE
DRAWN	JWL	MAR 2026
CHECKED	SLN	SCALE
		1:500@A4

PROJECT TITLE **PROPOSED TEMPORARY WAREHOUSE (COLD STORE FOR ICED POULTRY) AND SHOP AND SERVICES (FRESH PROVISION SHOP) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS AT LOTS 510, 511, 512 AND 524 S.A.SS.1 S.A IN D.D. 90, LIN MA HANG ROAD, TA KWU LING, NEW TERRITORIES (APPLICATION NO. A/NE-MKT/55)**

DRAWING NO.	REV.
FIGURE 1	.

PROPOSED ACCESS ARRANGEMENT

LLA 顧問有限公司
Consultancy Limited



PROJECT NO. 41049	
DESIGNED SLN	DATE MAR 2026
DRAWN JWL	SCALE 1:500@A4
CHECKED SLN	

PROJECT TITLE **PROPOSED TEMPORARY WAREHOUSE (COLD STORE FOR ICED POULTRY) AND SHOP AND SERVICES (FRESH PROVISION SHOP) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS AT LOTS 510, 511, 512 AND 524 S.A SS.1 S.A IN D.D. 90, LIN MA HANG ROAD, TA KWU LING, NEW TERRITORIES (APPLICATION NO. A/NE-MKT/55)**

DRAWING NO. FIGURE 2	REV. .
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LGV SWEEP PATH ANALYSIS

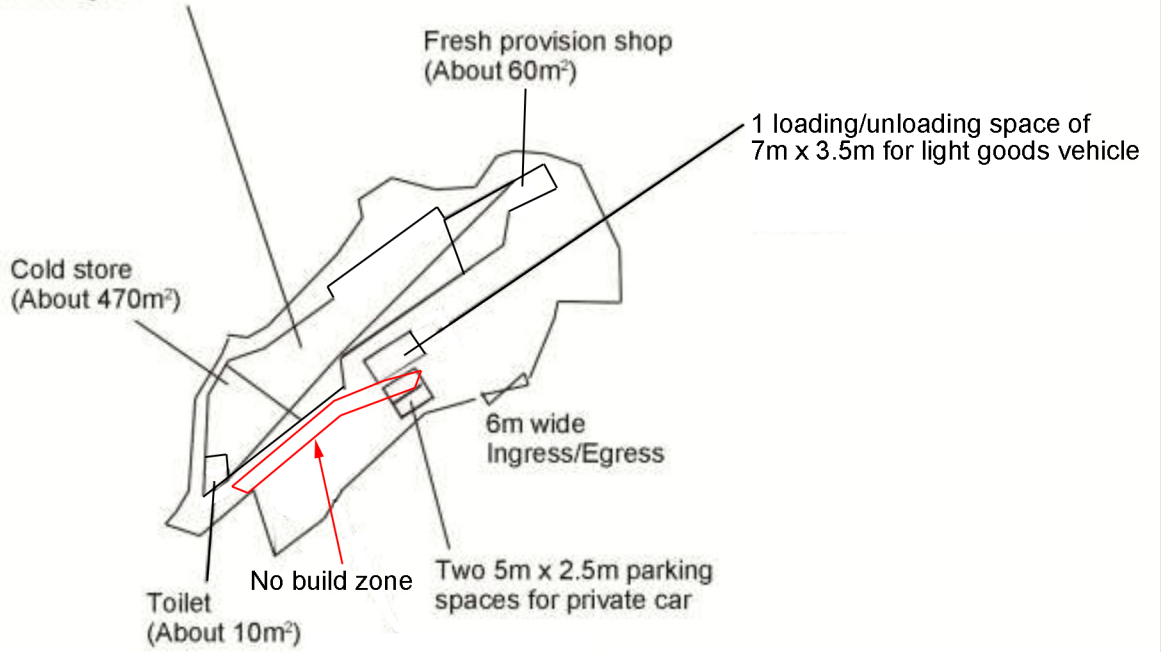
LLA 顧問有限公司
Consultancy Limited

N



Structure 1

Cold store and Shop & services
(Fresh Provision shop) & toilet
GFA: Not exceeding 540m²
Height: Not exceeding 8.5m
No. of storey: 1



Project 項目名稱:

Proposed Temporary Cold Store and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of 3 Years at Lots 510, 511, 512, & 524 S.A ss.1 S.A in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Cold Store and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of 3 Years	
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	..... 3
	<input type="checkbox"/> month(s) 個月	.....
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	.....	960 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	540 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....	1
Proposed domestic floor area 擬議住用樓面面積	.....	NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	Not more than 540 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	Not more than 540 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Structure 1: Cold store, shop & services (fresh provision shop) and toilet (Not exceeding 8.5m, 1 storey)		
.....		
.....		
.....		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	.....	2 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	.....	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	Nil
Others (Please Specify) 其他 (請列明)	.....	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	.....	Nil
Coach Spaces 旅遊巴車位	.....	Nil
Light Goods Vehicle Spaces 輕型貨車車位	.....	1 space of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	.....	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	.....	Nil
Others (Please Specify) 其他 (請列明)	.....	NA

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	540 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.36 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	8.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積		36 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位		2
Motorcycle Parking Spaces 電單車車位		0	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0	
Others (Please Specify) 其他 (請列明)			
NA			

Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數			1
Taxi Spaces 的士車位			0
Coach Spaces 旅遊巴車位			0
Light Goods Vehicle Spaces 輕型貨車車位			1
Medium Goods Vehicle Spaces 中型貨車車位			0
Heavy Goods Vehicle Spaces 重型貨車車位			0
Others (Please Specify) 其他 (請列明)			

Proposed Temporary Cold Store and Shop and Services (Fresh Provision Shop) and Associated Filling of Land for a Period of 3 Years at Lots 510, 511, 512 & 524 S.A ss.1 S.A in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Lin Ma Hang Road.
- 2.2 Also, the proposed loading/unloading space and parking spaces at the application site would only be opened to visitors and staff with prior appointment.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	0.5	0.5	2	1
Light goods vehicle	0.15	0.15	1.5	0
Total	0.65	0.65	3.5	1

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays including public holidays;

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Lin Ma Hang Road. The negligible increase in traffic would not aggravate the traffic condition of Lin Ma Hang Road and nearby road networks.