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Cheryl Tsz Man TSANG/PLAND

寄件者: king king <[REDACTED]>
寄件日期: 2026年04月14日星期二 7:35
收件者: tpbpd/PLAND
副本: Cheryl Tsz Man TSANG/PLAND
主旨: A/NE-MKT/55
附件: MKT55-ltr-10.pdf; ESN260413022614.pdf; ESN260413022613.pdf

類別: Internet Email

Dear Sir,

Please see attached letter and land search in order to respond to the comments of the Transport Department. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 4 pages

Date: 14 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 Transport Department is found in the attachment.

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

Yours faithfully,



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)**

10 April 2026

Response to Comments

Comments	Responses
Comments from Transport Department (Contact Person: Mr Ray LAM, Tel: 2399 2405)	
<p>1. The gradient of the proposed access road does not comply with Transport Planning and Design Manual (TPDM) requirements;</p>	<p>In view of the nature of the proposed access road, it will have very low vehicular traffic flows. So, the design criteria of single track access road is adopted. As mentioned in TPDM, Volume 2, Section 3.6.11, the proposed 1:8 gradient (12.5%) is acceptable for the use of light goods vehicles.</p> <p>Furthermore, the sightline of the proposed access road at its junction with Lin Ma Hang Road is checked and can achieve a minimum of 60m as demonstrated in Figure 3. Therefore, the overall arrangement can meet the relevant TPDM requirements.</p>
<p>2. It is noted the proposed access road would have significant impacts to adjacent areas. The comment/approval from relevant parties/department should be sought.</p>	<p>It is noted that Lots 515 RP and 524 S.B will form part of the vehicular track leading to the application site from Lin Ma Hang Road. We would like to draw your attention that the abovementioned lots are owned by the Lee Yuen Trading Hong Kong Limited. The owner consent for the abovementioned lots is attached for your record. As such, the proposed access road would not have significant impacts to the adjacent areas.</p>

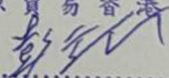
日期：2026年4月13日

城市規劃委員會
香港北角
渣華道333號
北角政府合署15樓

同意書

我們 Lee Yuen Trading Hong Kong Limited(公司註冊證號碼 [REDACTED])是新界丈量約份第90約地段第515號餘段及第524號B分段的註冊業主(見電郵附上土地註冊處查冊)。我們謹此同意乾新乳鴿(商業登記證號碼 [REDACTED])及廣利雞鴨有限公司(公司註冊證號碼 [REDACTED])即城市規劃委員會編號A/NE-MKT/55的申請人的車輛及行人使用上述地段出入新界丈量約份第90約地段第510號、第511號、第512號及第524號A分段第1小分段A分段的臨時凍倉及商店及服務行業(新鮮糧食店)用途並進行相關的填土工程(為期三年)。

For and on behalf of
LEE YUEN TRADING HONG KONG LIMITED
利源貿易香港有限公司



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Authorized Signature(s)