

Total: 10 pages

Date: 20 April 2026

TPB Ref.: A/NE-TKL/830

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 for Storage of Tea Leaves and Associated Filling of Land for a Period of 3 Years at Lot 184 RP (Part) in D.D.79, Ta Kwu Ling, N.T.

Our response to the comments of the Transport Department is found in the attachment. In response to the comments of Transport Department, the location of the loading/unloading space for good vans instead of light goods vehicle has been relocated and the total GFA of the proposed structures is reduced by 10m². As such, the proposed layout plan and page 2, 5 and 11 of the S.16-III application form have been updated.

In response to the public comments, the applicant will further liaise with the responsible parties to seek their agreements for the vehicular access leading to the application site. The applicant will carry out precautionary measures during implementation of the captioned development such as providing sand bags surrounding the application site to prevent pollution to the nearby watercourses and the use of light goods vehicle instead of medium/heavy goods vehicle to access the site for carry out the works. All the drivers of light goods vehicle will be reminded to take care of the pedestrians and villagers and keep the speed lower than 10km/hr when accessing the application site between the application site and Ping Yuen Road. Also, the applicant will submit the drainage proposal upon planning approval to avoid adverse drainage impact arisen from the implementation of the proposed development.

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

Yours faithfully,



The stamp is circular with a purple border. The outer ring contains the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED'. The inner circle contains the Chinese characters '都市規劃及發展顧問有限公司'.

Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Adrian TAM) – By Email

Proposed Temporary Warehouse for Storage of Tea Leaves and Associated Filling of Land for a Period of 3 Years in “Agriculture” (“AGR”) Zone, at Lot 184 RP (Part) in D.D. 79, Ping Yeung, Ta Kwu Ling (Application No.: A/NE-TKL/830)

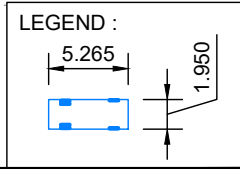
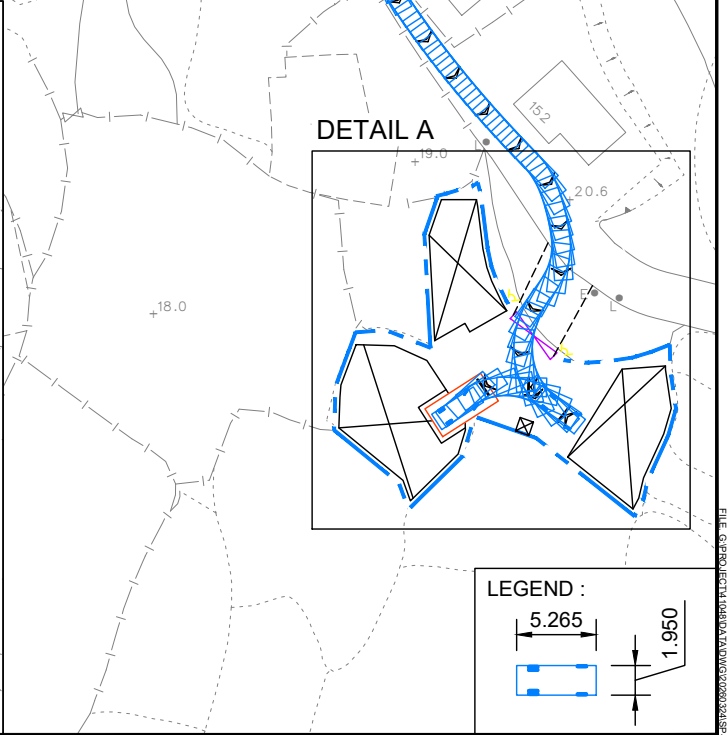
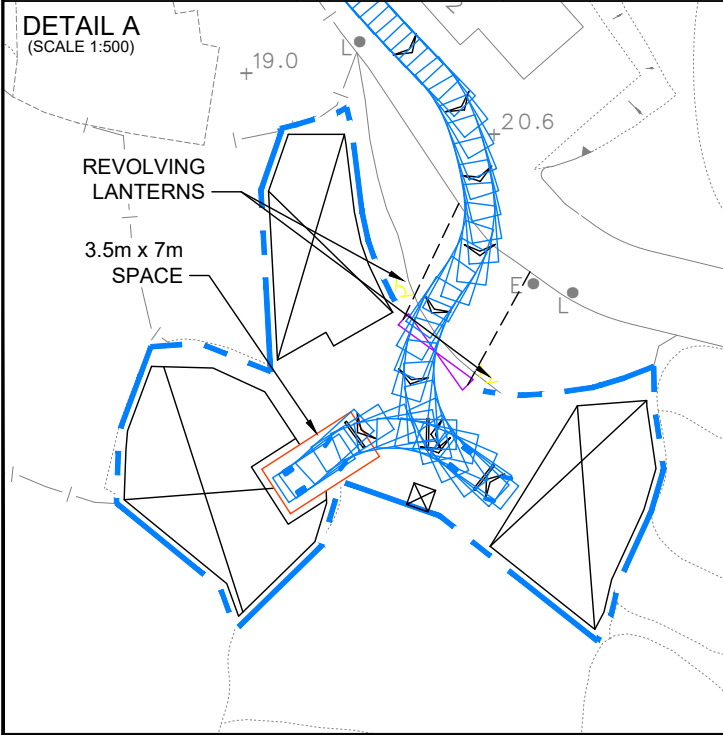
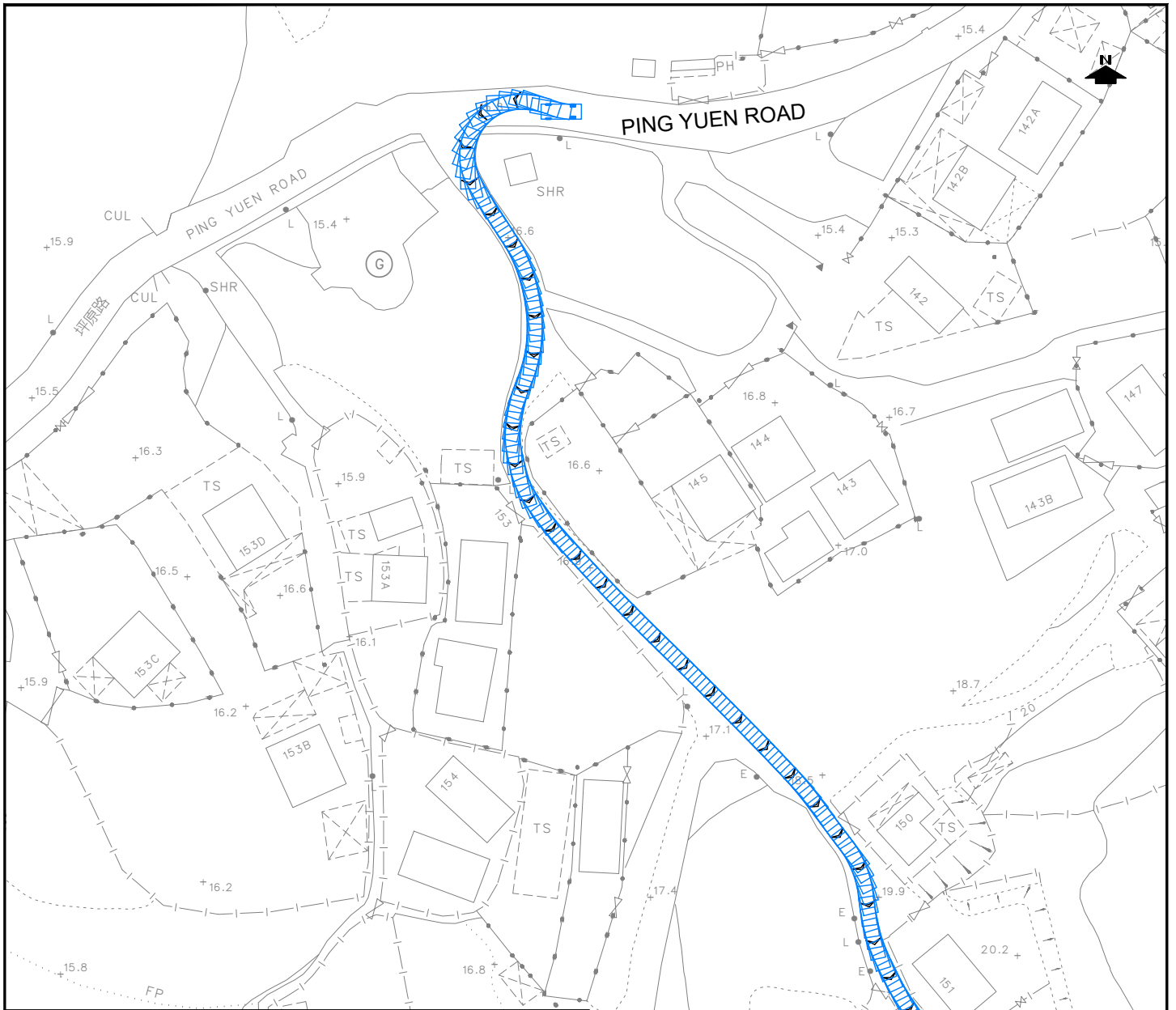
20 April 2026


Response to Comments

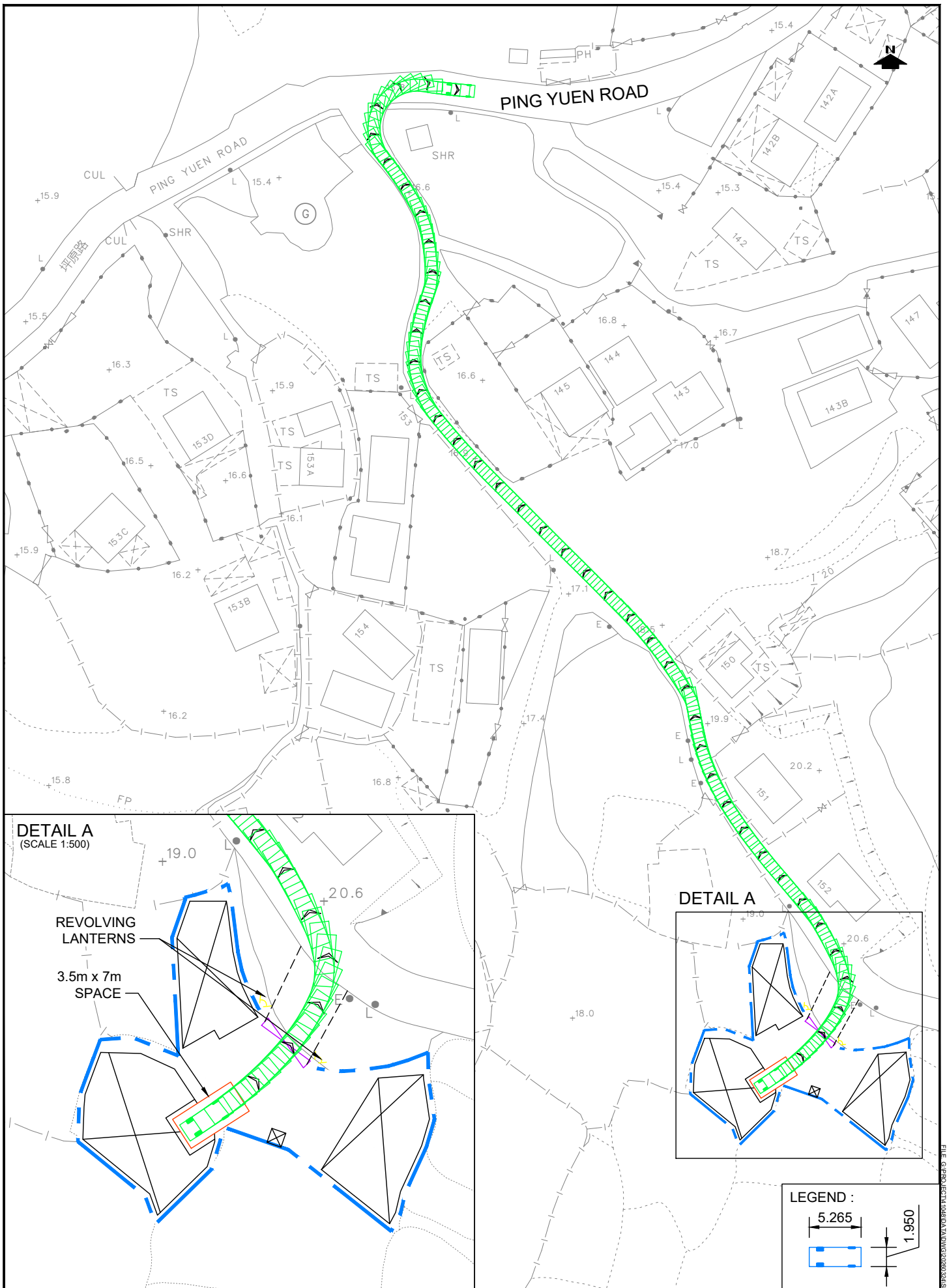
Comments	Responses
(i) The applicant should justify the adequacy of the proposed 7m width of the ingress and egress points for vehicular access;	Please refer to the proposed access arrangement in Figure 1 . The ingress and egress width is reduced to 6.0m only.
(ii) The applicant shall demonstrate the satisfactory maneuvering of the light goods vehicle entering and exiting the subject site, maneuvering with the subject site and into / out of the loading/unloading spaces, preferably using the swept path analysis with adopted speed for the analysis;	Please refer to the swept path analysis in Figure 2 and 3 . Due to the existing arrangement of the local access road, only good vans will be used for delivery purpose.
(iii) The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	Revolving lanterns will be provided at both sides of the vehicular access to warn the pedestrians when there is a vehicle exiting from the proposed warehouse.
(iv) The applicant should advise its adequacy on the local access road leading to the development through private land and unallocated and unleased Government land. The applicant should also seek comments/approvals from the responsible parties to validate the feasibility for vehicular access at these locations;	Noted. The responsible parties will be consulted to seek their agreements for the vehicular access at these locations.
(v) The proposed vehicular access road and Ping Yuen road are not managed by TD. The applicant should seek comments from the responsible parties.	Noted. The responsible parties will be consulted to seek their agreements on the use of the proposed vehicular access road.



PROJECT NO. 41048	PROJECT TITLE PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF TEA LEAVES AND ASSOCIATED FILLING AT LOT 184 RP (PART) IN D.D. 79, PING YEUNG, TA KWU LING (A/NE-TKL/830)	DRAWING NO. FIGURE 1	REV. .
DESIGNED SLN	DATE APR 2026	DRAWING TITLE PROPOSED ACCESS ARRANGEMENT	
DRAWN CLL	SCALE 1:1000		
CHECKED SLN			



PROJECT NO. 41048	PROJECT TITLE PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF TEA LEAVES AND ASSOCIATED FILLING AT LOT 184 RP (PART) IN D.D. 79, PING YEUNG, TA KWU LING (A/NE-TKL/830)	DRAWING NO. SP-01	REV. .
DESIGNED SLN	DATE APR 2026	DRAWING TITLE SWEPT PATH ANALYSIS - GOODS VAN (IN)	
DRAWN CLL	SCALE 1:800	 LLA 顧問有限公司 Consultancy Limited	
CHECKED SLN			

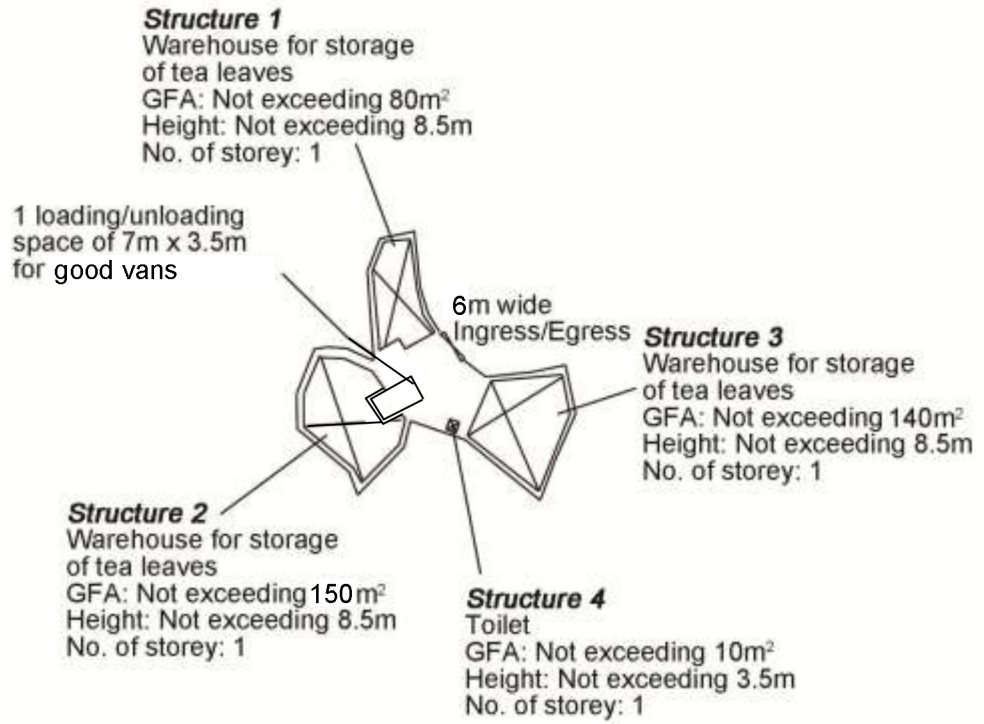


PROJECT NO.	41048
DESIGNED	SLN
DRAWN	CLL
CHECKED	SLN
DATE	APR 2026
SCALE	1:800

PROJECT TITLE	PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF TEA LEAVES AND ASSOCIATED FILLING AT LOT 184 RP (PART) IN D.D. 79, PING YEUNG, TA KWU LING (A/NE-TKL/830)
DRAWING TITLE	SWEPT PATH ANALYSIS - GOODS VAN (OUT)

DRAWING NO.	SP-02	REV.	.
LLA 顧問有限公司 Consultancy Limited			

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Project 項目名稱:

Proposed Temporary Warehouse for Storage of Tea Leaves and Associated Filling of Land for a Period of 3 Years at Lot 184 RP (Part) in D.D.79, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Tung On Hong (同安茶行)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 184 RP (Part) in D.D.79, Ta Kwu Ling, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 555 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 380 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... Nil sq.m 平方米 <input type="checkbox"/> About 約

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 Warehouse for Storage of Tea Leaves 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) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	..... 175	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 380	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 4	
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 380	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... Not more than 380	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 to 3: Warehouse for storage of tea leaves (Not exceeding 8.5m, 1 storey)		
Structure 4: Toilet (Not exceeding 3.5m, 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	Nil	
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	Nil	
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)	1 loading/unloading space for good vans	

(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	380 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.684 <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	4	
(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		68.46 %	<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		0
	Private Car Parking Spaces 私家車車位		0
	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		0
	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)		
	1 loading/unloading space for good vans		1
