

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Cheryl Tsz Man TSANG/PLAND

寄件者: king king <[REDACTED]>
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收件者: tpbpd/PLAND
主旨: A/NE-MKT/57
附件: MKT57-ltr-02.pdf

類別: Internet Email

Dear Sir,

Please see attached letter for responding to the comments of Government departments. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 10 pages

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
<p>(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</p> <p>(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.</p>	<p>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.</p> <p>Noted.</p>

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

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

<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 queuing 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 queuing 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,



The stamp contains the text: 都市規劃及發展顧問有限公司 (Metro Planning & Development Company Limited) and 有限公司 (Limited).

Patrick Tsui

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

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)

Fugo Furniture Trading Co. (富高傢俱貿易公司)

Wan Hing Hong Development Company Limited (宏興行發展有限公司)

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)	Lots 588, 589 & 590 RP in D.D.90, Lin Ma Hang Road, 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 845 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 760 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

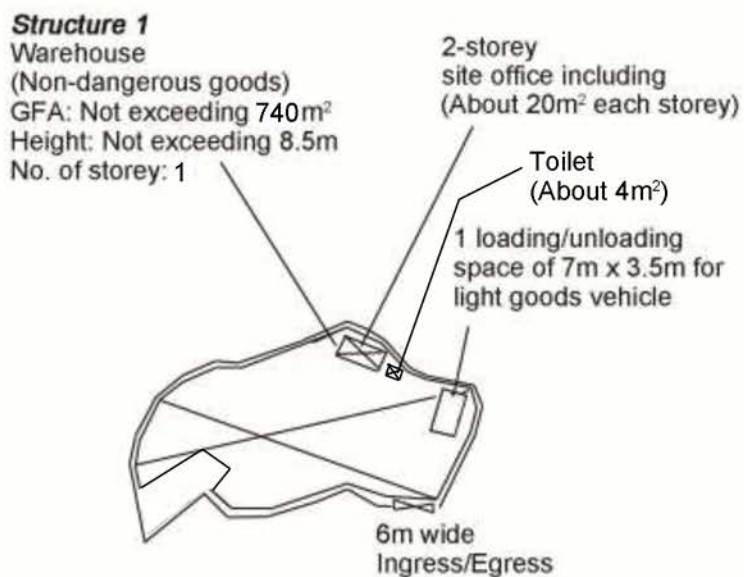
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(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)

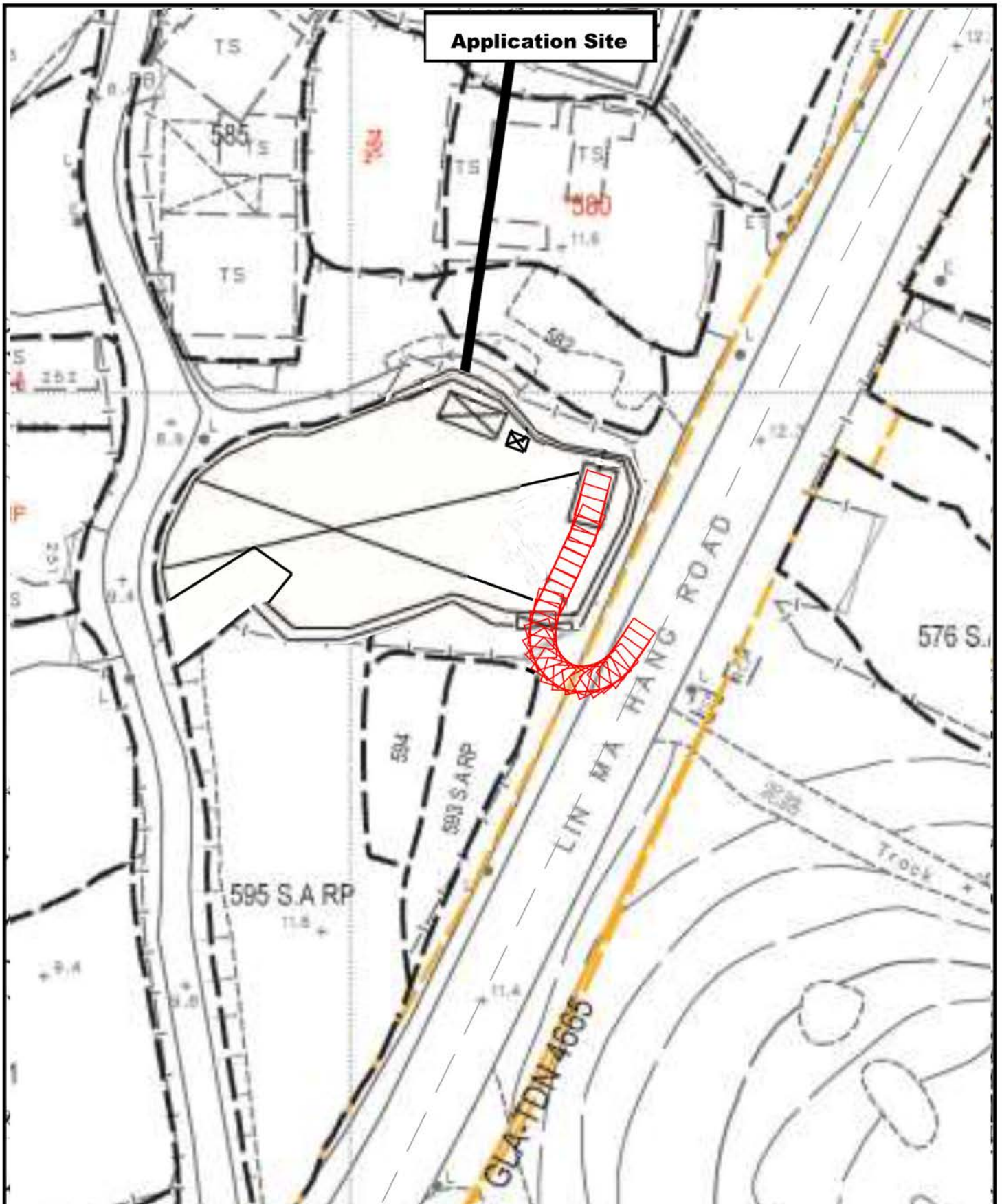
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods) and Associated Filling of Land for a Period of 3 Years	
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" 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	.....	105 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	740 .....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 760 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	Not more than 760 .....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)		
<u>Structure 1: Warehouse (Not exceeding 8.5m, 1 storey)</u>		
.....		
.....		
.....		
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	.....	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	760 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.899 <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		87.57 %	<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	

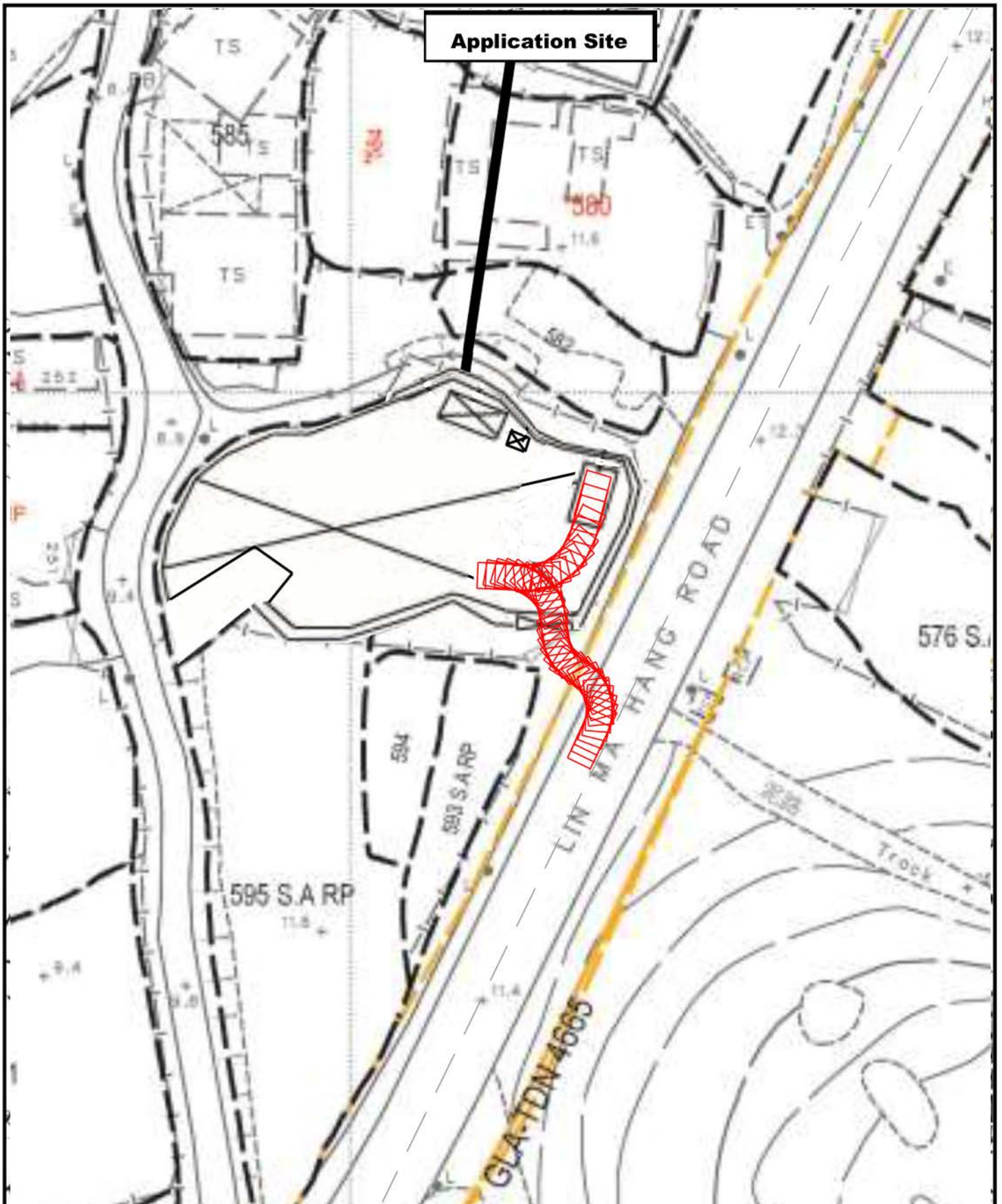
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	1
		Taxi Spaces 的士車位	0
		Coach Spaces 旅遊巴車位	0
		Light Goods Vehicle Spaces 輕型貨車車位	1
		Medium Goods Vehicle Spaces 中型貨車車位	0
		Heavy Goods Vehicle Spaces 重型貨車車位	0
		Others (Please Specify) 其他 (請列明)	
		NA	



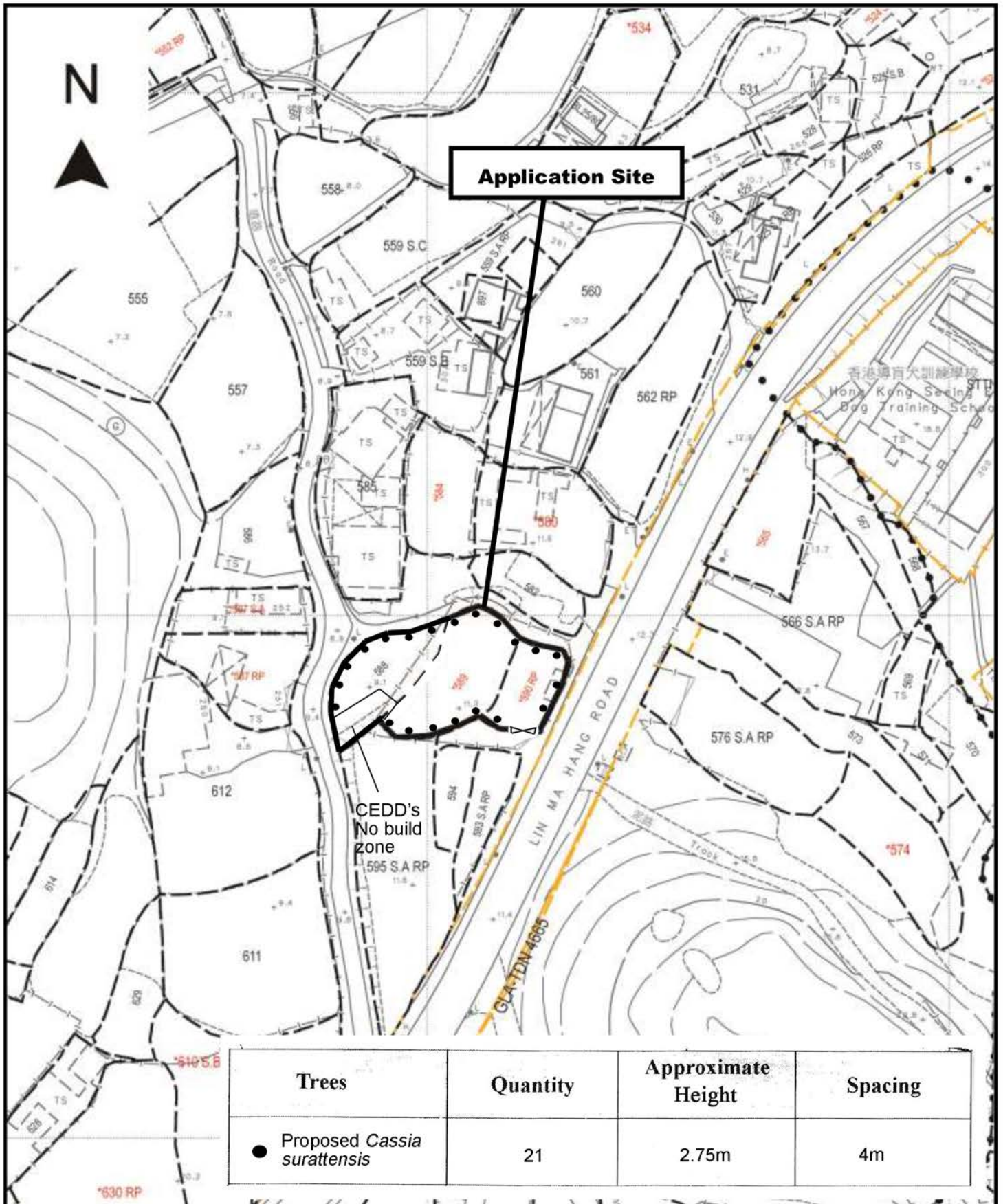
<p>Project 項目名稱: Proposed Temporary Warehouse (Excluding Dangerous Goods) and Associated Filling of Land for a Period of 3 Years at Lots 588, 589 & 590 RP in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.</p>	<p>Drawing Title 圖目: Proposed Layout Plan</p> <p>Drawing No. 圖號: Figure 3</p>	<p>Remarks 備註:</p> <p>Scale 比例: 1:1000</p>
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<p>Project 項目名稱: 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.</p>	<p>Drawing Title 圖目: Swept Path Analysis for Light Goods Vehicle Leaving the Application Site</p>	<p>Remarks 備註:</p>
	<p>Drawing No. 圖號: Figure 11</p>	<p>Scale 比例: 1:500</p>



<p>Project 項目名稱: 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.</p>	<p>Drawing Title 圖目: Swept Path Analysis for Light Goods Vehicle Entering the Application Site</p>	<p>Remarks 備註:</p>
	<p>Drawing No. 圖號: Figure 12</p>	<p>Scale 比例: 1:500</p>



Project 項目名稱: 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.	Drawing Title 圖目: Proposed Landscape Plan	Remarks 備註:
	Drawing No. 圖號: Figure 13	Scale 比例: 1:1000