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Cheryl Tsz Man TSANG/PLAND

寄件者: Rich Gold <[REDACTED]>
寄件日期: 2026年07月16日星期四 16:17
收件者: tpbpd/PLAND
副本: Cheryl Tsz Man TSANG/PLAND; Esther Hiu Laam LI/PLAND
主旨: Planning Application No. A/NE-MKT/66 - Submission of Further Information
附件: MKT66_P26019_FI_16.7.2026.pdf

類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application.

Regards,
Janice Tang

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[Goldrich Planners and Surveyors Ltd.](#)

[REDACTED]
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Your Ref.: A/NE-MKT/66

Our Ref.: P26019/TL26259

16 July 2026

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 479 and 480 in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling (Application No. A/NE-MKT/66)

We write to submit FI in response to departmental comments conveyed by the Planning Department for the captioned application.

We would also like to provide responses to the public comments on the application. The average trip attraction and generation rates for the proposed development are relatively low (total trips of 2 attractions and 2 generations per day as mentioned in the Planning Statement). It would not disrupt/affect the daily life of the local residents. The operation hours are restricted from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. Beyond operation hours, no vehicle travel to/from the site will be allowed. Drivers will be reminded to pay more attention to the pedestrians on the road. Pedestrian facilities and management measures will be provided to ensure pedestrian safety. There will be no queuing of vehicles on the public road. No parking, reversing or turning of vehicles on public road is expected. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the site. The proposed development would not affect pedestrian safety and cause adverse traffic impacts to the adjacent areas and road network.

For the concern on drainage and fire safety aspects, the applicant will submit a drainage proposal and fire service installations proposal to the satisfaction of relevant departments after planning approval has been granted. As such, the site would not cause adverse drainage and fire safety impacts to the area.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.
c.c. DPO/STN, PlanD (Attn.: Ms. Cheryl TSANG / Ms. Esther LI)

Further Information for Planning Application No. A/NE-MKT/66**Response-to-Comments****Comments from Commissioner for Transport**

Contact person: Mr. Ray LAM, Tel: 2399 2405

I.	Comments	Responses
1.	The dimension of heavy goods vehicle should be 11m x 2.5m. The applicant should review and revise it;	We would like to clarify that heavy goods vehicles of 10m x 2.5m would be used for the site. Please refer to the revised layout plan (Plan 3a) and swept path analysis (Plan 4a).
2.	The applicant shall advise the width of the ingress and egress points;	The width of the ingress and egress points is about 5m. Please refer to the proposed run-in/out (Plans 6.1 & 6.2) for details.
3.	The applicant shall provide a proposal on the vehicular access arrangement including the run-in/out design for the vehicles leaving/entering the application site;	Please refer to the proposed run-in/out (Plans 6.1 & 6.2) and HyD's standard drawings (i.e. H5133, H5134 and H5135) for details.
4.	The applicant shall confirm the internal space of the applicant site is free from obstruction and the area can be utilized for maneuvering of vehicles;	The applicant confirms that the internal space of the applicant site is free from obstruction and the area can be utilized for maneuvering of vehicles.
5.	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	Warning signage will be provided at the entrance of the site to alert pedestrians and drivers, including notices such as 'Caution: Vehicles Entering/Exiting' and 'Caution: Pedestrian crossing'. Staff will also be stationed at the entrance to assist with the entry and exit of vehicle.
6.	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the application site;	Vehicles entering the site must make an appointment with the site operator in advance to avoid queuing for parking space outside the application site. Staff will also be stationed at the entrance to assist with the entry and exit of vehicle.

7.	Noting that there are no parking spaces reserved for the staff and visitor within the application site, the applicant shall advise the measures for preventing illegal parking of staff and visitors' vehicles outside the application site; and	The proposed development is for warehouse only. No visitors will be accepted at the site. Staff are residents living in the vicinity and will be encouraged to access the Site by public transportation or on foot
8.	The proposed vehicular access road between Lin Ma Hang Road and the application site is not managed by Transport Department. The applicant should seek comments/approvals from the responsible parties to validate the feasibility to form the proposed vehicular access road.	Noted.

Comments from Director of Environment Protection

Contact person: Ms. Maureen CHANG, Tel: 2835 1867

II.	Comments	Responses
1.	Since use of heavy vehicles is involved and domestic dwellings are identified within 100m from the application site, he is unable to lend support to the application from the environmental planning perspective.	The operation hours of the site are restricted from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. Beyond operation hours, no vehicle travel to/from the site will be allowed. The applicant undertakes to follow the mitigation measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

Comments from Chief Engineer/Mainland North, Drainage Services Department

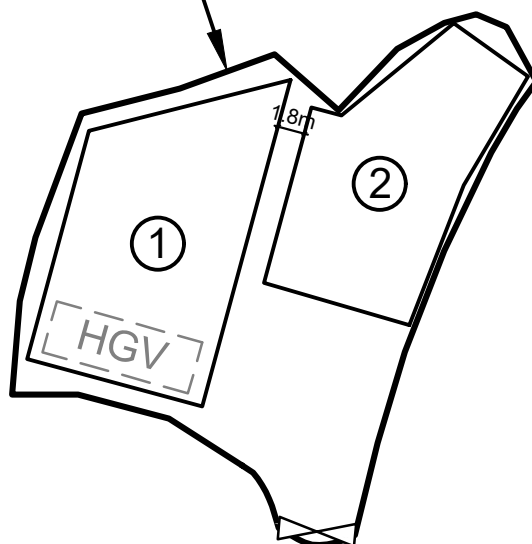
Contact person: Mr. Renol TAN, Tel: 3965 8925

III.	Comments	Responses
1.	The applicant is requested to provide preliminary information (i.e. section drawings, catchment areas etc.) for her review.	Please see the preliminary information on Plans 7 & 8 for details. Peripheral drainage facilities will be constructed to collect the surface runoff of the site.

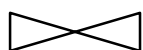
- END -



Application Site



Legend



Vehicular Ingress/ Egress



Parking space for heavy goods vehicle
(10m (L) x 3.5m (W))

Site Area(about): 685m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Warehouse	228 m ²	228 m ²	1	9m
2	Ancillary Office	<u>185 m²</u>	<u>185 m²</u>	1	9m
Total		<u>413 m²</u>	<u>413 m²</u>		

1:500

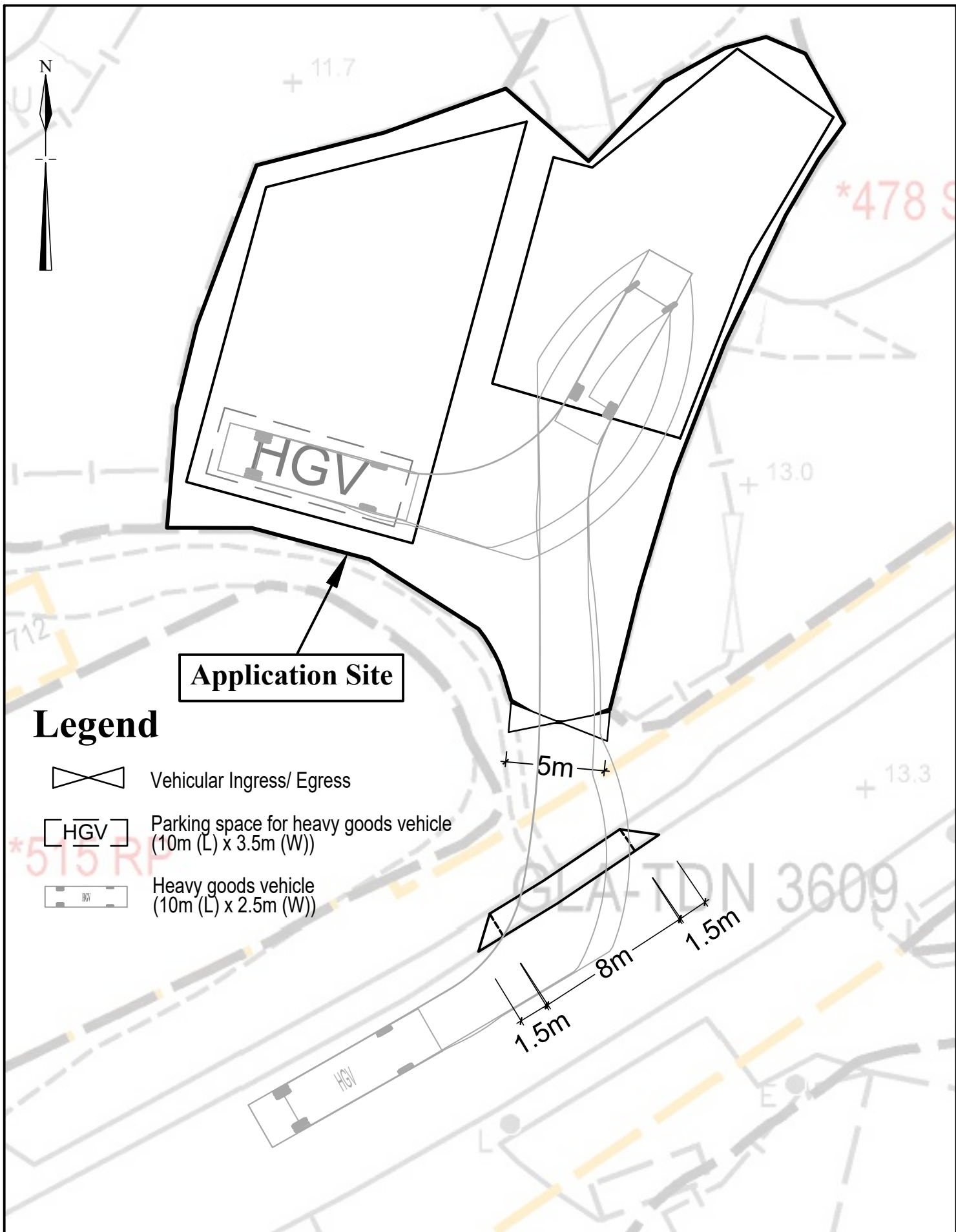
Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

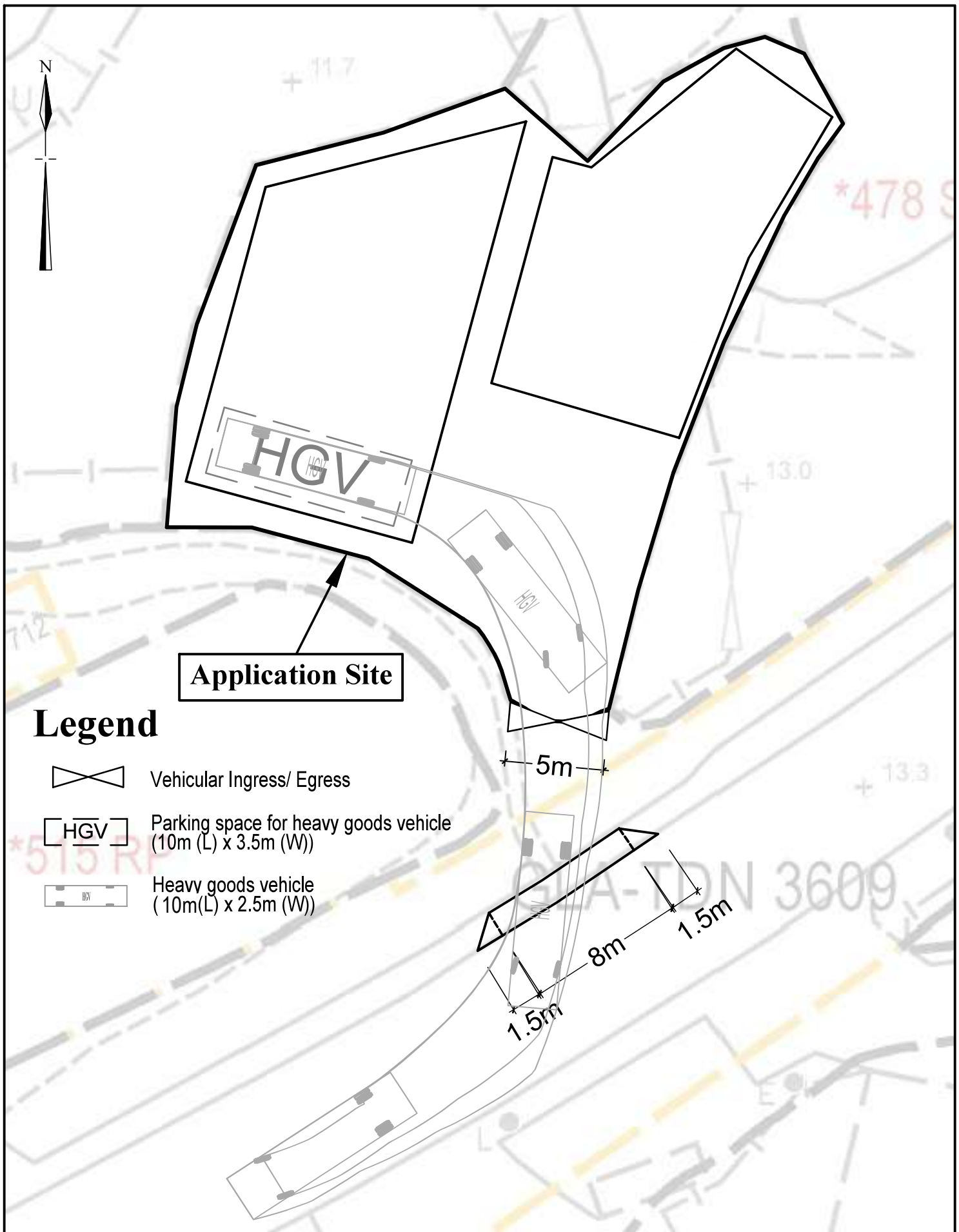
July 2026

Lots 479 and 480 in DD.90

**Plan 3a
(P 26019)**

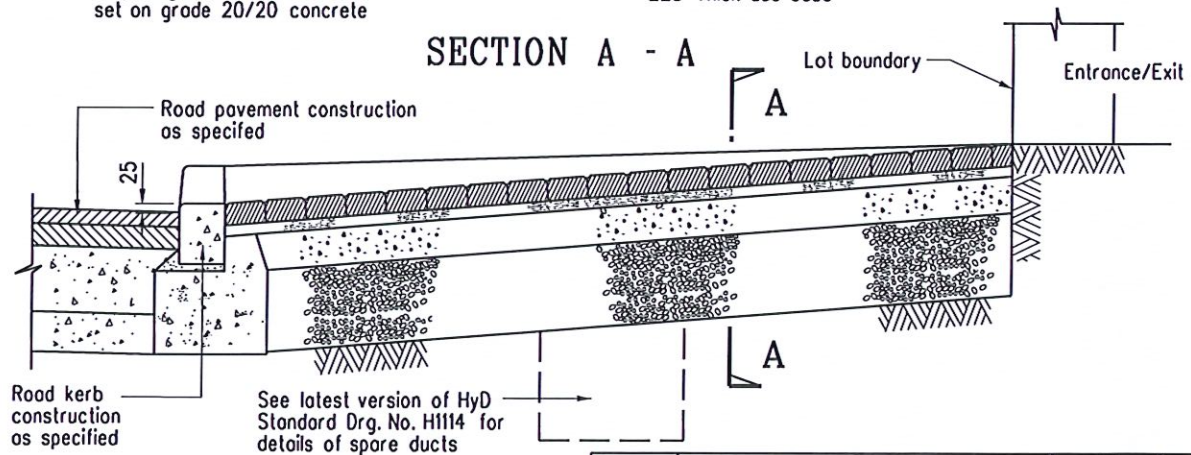
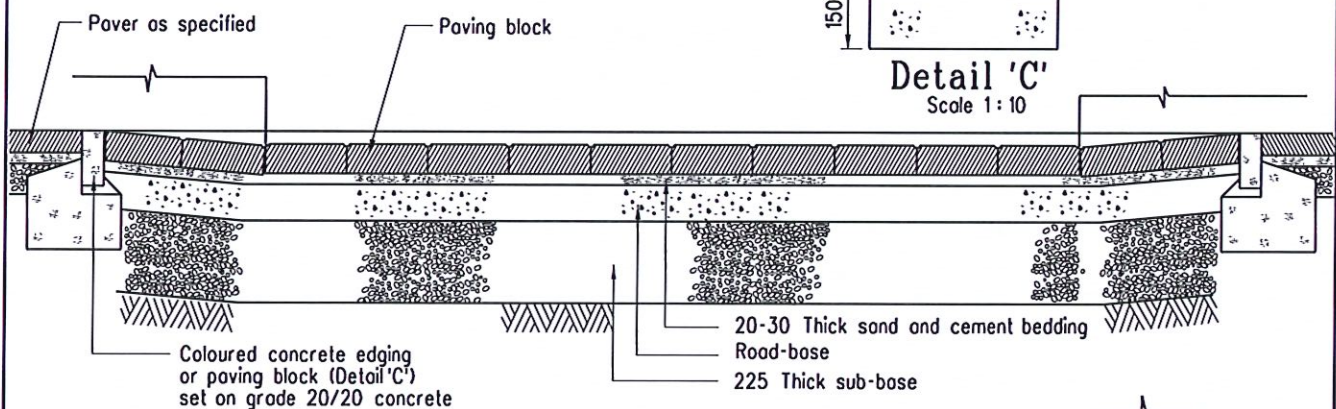
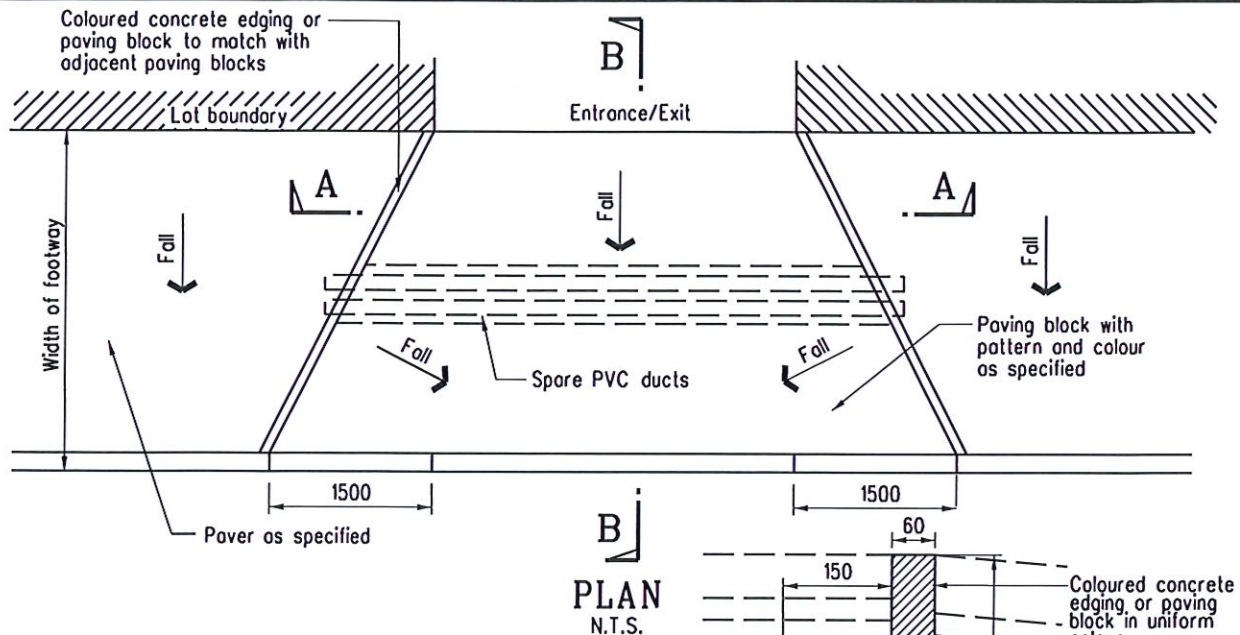


1:250	Plan Showing Proposed Run-in / out (Vehicle In)	Goldrich Planners & Surveyors Ltd.
July 2026		Plan 6.1 (P 26019)



1:250	Plan Showing Proposed Run-in / out (Vehicle Out)	Goldrich Planners & Surveyors Ltd.
July 2026		Plan 6.2 (P 26019)

Lots 479 and 480 in DD.90



Notes:

1. Notes refer to latest version of HyD Standard Drawing No. H 5135.

B	General revision	Original signed	Oct 19
A	Title and size of concrete edging revised	-	Oct 14
	Former drg. no. H5115B with paving block, road-base and notes revised	-	Mar 10
REF.	REVISION	SIGNATURE	DATE

PAVING UNITS -
RUN-IN DETAILS
(SHEET 1 OF 3)

HIGHWAYS DEPARTMENT

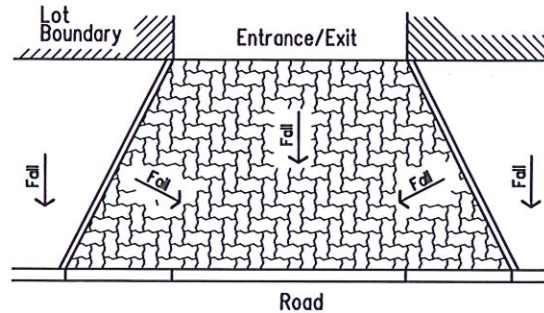
REFERENCE

DRAWING No.

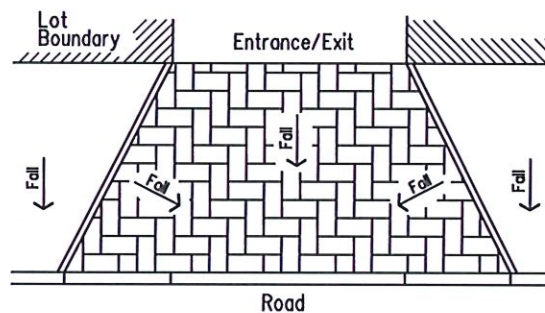
CAD

SCALE
1 : 20 or
As Shown

H 5133B



HERRINGBONE PATTERN



HERRINGBONE PATTERN

Notes:

1. Herringbone pattern shall be used on run-in for all types of pavers.
2. Other notes refer to the latest version of HyD Standard Drawing No. H 5135.

B	Notes 1 and 2 amended and paving patterns revised	Original signed	Sep 22
A	Title and description under "HERRINGBONE PATTERN" revised	-	Oct 14
	Former drg. no. H5116A with notes revised	-	Mar 10
REF.	REVISION	SIGNATURE	DATE

**PAVING UNITS -
RUN-IN DETAILS
(SHEET 2 OF 3)**

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

N. T. S.

H 5134B

DESIGN FOR RUN-IN WITH PAVING UNITS				
Type of paving unit	Precast concrete paver	Clay paver (See Note 4)	Natural granite paver and artificial granite paver (See Note 4)	
Sub-base thickness	225mm	225mm	225mm	
Road-base	Minimum 100mm thick bituminous road-base	Minimum 200mm thick Grade 40/20 concrete	Minimum 200mm thick Grade 40/20 concrete	
Sand and cement bedding	20 - 30mm	20 - 30mm	20 - 30mm	
Paving unit minimum thickness	80mm	65mm	As specified by the Engineer but not less than 50mm	

Notes:

1. All dimensions are in millimetres.
2. This drawing to be read in conjunction with the latest version of HyD Standard Drawing Nos. H 1103, H 5101, H 5102, H 5127 & H 5134.
3. Sand and cement bedding shall be a mixture of 85% sand and 15% cement by mass. The sand and cement shall be thoroughly mixed with no addition of water.
4. Run-in with clay paver/ granite paver/ artificial granite paver will not be accepted unless special circumstances render it necessary and prior approval from Chief Highway Engineer of the respective maintenance office has been sought.
5. Jointing sand to be in accordance with GS Section 11 Part 7.
6. Bond pattern of paving units shall be in accordance with the latest version of HyD Standard Drawing Nos. H 5114 & H 5134.
7. Joint stabilizing sealer of paving units shall be in accordance with the latest version of HyD Standard Drawing No. H 5127.

B	Note 2 amended and Notes 6 & 7 added	Original signed	Sep 22
A	Drawing title and heading of the table revised	-	Oct 14
	New issue	-	Mar 10
REF.	REVISION	SIGNATURE	DATE

HIGHWAYS DEPARTMENT

REFERENCE	DRAWING No.	CAD
SCALE	H 5135B	

**PAVING UNITS - RUN-IN DETAILS
(SHEET 3 OF 3)**



The piece of land to the west has been paved.
The surface runoff of this piece of land falls to the west

Approved Planning Application No. A/NE-MKT/37
Drainage Facilities have been constructed

木湖瓦窰
Muk Wu Nga Yiu

The application site will be the same ground level to this existing footpath.

The piece of land to the southwest has a lower ground level than the footpath and the application site.
The surface runoff of this piece of land falls to the northwest.

LIN MA HANG ROAD

Application Site

蓮麻坑路

香港導盲犬訓練學校
Hong Kong Seeing Eye Dog Training School

Site Area(about): 685m²

Not to Scale

Aerial Photo showing the situation around the site
(Taken on 8.4.2026)

Goldrich Planners &
Surveyors Ltd.

July 2026

Lots 479 and 480 in DD.90

Plan 8
(P 26019)