

Planning Application No. A/K13/334

Attachment 1

Attachment 1: Response-to-Comment Table (Departmental Comments)

<i>Departmental Comments</i>	<i>Response</i>
Commissioner of Police received on 25.03.2026 by email	
1. We have no adverse comment on the proposal and please ensure the Applicant follows the measures set out in the traffic review report.	Noted with thanks.
Director of Environmental Protection received on 25.03.2026 by email	
1. EPD's previous stance of no objection to the application remain valid. In case there will be vehicle repairing, car washing, paint spraying and other workshop activities at the subject site, the applicant should implement proper environmental mitigation measures to ensure full compliance with relevant environmental legislation including, the Noise Control Ordinance (Cap. 400), Air Pollution Control Ordinance (Cap. 311), Water Pollution Control Ordinance (Cap. 358), and Waste Disposal Ordinance (Cap. 354). Please refer to the attached EPD's guidelines for more details. https://www.epd.gov.hk/epd/english/greengarage/solutions/solutions.html	Noted with thanks.
Transport Department received on 25.03.2026 by email	
1. The swept path analyses of the vehicle entering and leaving the EV charging spaces No. 1, 3, 6, 7 and 8 as well as the waiting spaces No. 1 and 2 are missing. Please provide those swept path analyses for further review.	Please refer to Appendix A of Attachment 2 – Revised Traffic Review Report for the swept path analyses of all charging spaces and waiting spaces.
2. The backward movement of vehicles on the public road for entering the EV charging space No. 2 of the Premises was noted based on the swept path analyses as enclosed in Appendix A of the Traffic Review Report. We do not support it from traffic engineering perspective, which such backward movement of vehicles on the public road for entering the Premises may pose potential danger and raise road safety issues to the road users. Please review and revise the swept path analyses, and also	Noted. Please refer to Figure 3 in Appendix A of Attachment 2 (p.25) , showing the revised swept path of the vehicle entering charging space No. 2.

PROPOSED GREEN FUEL STATION (ELECTRIC VEHICLE CHARGING) WITH ANCILLARY SHOP AND SERVICES USE AT WORKSHOPS 7 & 8 ON GROUND FLOOR, METRO CENTRE, 32 LAM HING STREET, KOWLOON BAY, KOWLOON

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provide swept path for the remaining parking/waiting spaces to demonstrate no backward movement of vehicles on the public road is required.	
3. Please mark the clear headroom of the EV charging spaces and waiting spaces in the relevant drawings in the Traffic Review Report.	Noted. Please refer to Figure 2 of Attachment 2 (p.17) for the revised Layout Plan.
4. As referring to Section 4.7 of the Traffic Review Report, there are vacancy display panel on site as well as a mobile application displaying the real-time availability of EV charging spaces of the Premises. Please advise if there is any pre-booking system for the drivers before coming to the Premises.	There is currently no pre-booking system for drivers to use the charging services, ensuring the flexibility of the charging spaces. As the Subject Premises provides a total of two waiting spaces for the charging service, drivers are not allowed to wait or queue outside the Subject Premises if all the spaces inside are full. Onsite staff will arrange the traffic and conduct regular inspections to ensure no cars are waiting on the public road, and a 24-hour CCTV system is installed to monitor the operation.
5. It is noted that the proposed operation hours of the Premises would be 24 hours daily. However, the working hours for the staff stationed at the Premises would be only from 09:00 to 18:00hrs (Mondays to Sundays), as stated in the response-to-comment table (departmental comments). Please update the traffic management measures and other relevant sections of the Traffic Review Report for the duration when there is no staff stationed at the Premises. Please advise how to tackle of the situation if there are drivers waiting and queueing up at the public road when there is no staff stationed at the Premises.	Noted. Please refer to Section 4.7 of Attachment 2 for the updated traffic management measures. A 24-hour CCTV monitoring system is installed at the Subject Premises, linked to the control centre managed by the Applicant for the operation of the proposed Green Fuel Station. The Applicant will also deploy patrol vehicles to monitor their EV Charging Stations, and these vehicles will coordinate with the control centre and arrive at the Subject Premises to address any potential issues regarding illegal parking or queueing on public roads when no staff are stationed onsite.
6. Please critically review on the proposed traffic aids to ensure the provision of them are in compliance with the requirements of TPDM.	Noted. Please refer to Figure 6 of Attachment 2 (p.21) for the revised Traffic Management Plan.
Director of Planning received on 07.05.2026 by email	
1. It is noted that the loading/unloading arrangement for the proposed shop and services within the premises had not been provided. The applicant	Please refer to Page 4 of this attachment and Section 3.1.4 of Attachment 2 for your reference. As the proposed shops

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<p>should supplement the relevant information, including the proposed delivery route in drawing and the estimated loading/unloading demand for the proposed uses. Subject to liaison with the relevant department(s), the applicant is reminded that the proposal should not induce roadside loading/unloading and good delivery on the public road.</p>	<p>and services are intended to serve the members of the Proposed Green Fuel Station, a low demand for loading/unloading activity is expected (approximately once per week). The Applicant will utilize the existing loading/unloading bays at the Metro Centre car park and use the passage way indicated in green on page 4 for the proposed uses.</p>
<p>2. The applicant will undertake a set of proposed traffic management measures proposed as stated in Section 4.7 of the Traffic Review Report (the Report). Please also advise the implementation party for the proposed measures at Lam Lee Street as mentioned in Para. 4.3.6 of the Report, namely adding the “KEEP CLEAR” signage at the proposed run-in/-out of the Premises and reducing the length of the lay-by no. 1 from 17.5m to 10.5m.</p>	<p>Noted. Please refer to Attachment 2 for the updated measures as stated in Section 4.7 of the Traffic Review Report. Furthermore, the Applicant will proceed with the relevant procedures and discussions with government departments to implement the aforementioned measures surrounding the Subject Premises.</p>
<p>The following government departments have no objection/adverse comment on the subject application:</p>	
<ul style="list-style-type: none"> • Director of Electrical and Mechanical Services 	<p>Noted with thanks.</p>

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Extract of General Building Plan for Metro Centre (G/F)

