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Appendix 1

Response to Comment Table

Section 16 Planning Application for Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Various Lots in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling

Department	Date	Comments	Responses to Departmental Comments
Transport Department	14.8.2026	Please find the following comments from traffic engineering perspective:	
		1. The approval condition under previous application (No. A/NE-LYT/804) states that 'all vehicles should only be allowed to use the ingress/egress at Dao Yang Road at any time during the planning approval period'. Transport Department (TD) is of the view that the vehicles shall not ingress/egress at Hai Wing Road. In this connection, please update section 4.3.1, Figure 4 to tally with the above and Figure 2 in the Planning Statement.	Noted. All vehicles will only be allowed to use the ingress/egress at Dao Yang Road at any time during the planning approval period. Please refer to the revised Planning Statement and Figure 4.
		2. It is noted that the trip rate of 12 vehicles per day, including 10 trips by light goods vehicle (LGV)/ medium goods vehicle (MGV) and maximum 2 trips by Heavy Goods vehicle (HGV), was proposed under the previous approved planning application. However, it is only mentioned in the Planning Statement that the daily traffic generation is less than 20 vehicles per day. Please clarify whether a maximum trip rate of 12 vehicles per day would be maintained in this application.	A maximum trip rate of 12 vehicles per day would be maintained in the current application.
		3. Please confirm that a maximum of two HGVs is only allowed to enter the application site (the Site) per day, as proposed by the applicant, during the application period.	Currently, a maximum of two trips is made mainly by HGV entering to/getting out of the application site via its ingress/egress at Dao Yang Road. It is anticipated that the traffic generation (HGV) by the proposed use will remain unchanged.
		4. Please check whether the parking and loading/unloading spaces are proposed to be only share-use for MGVs and HGVs according to Table 3 in the Planning Statement.	The parking and loading/unloading spaces are proposed to be shared-use for LGV, MGVs and HGVs only.
		5. Please confirm whether there are no container vehicles entering and exiting the Site during the application period.	It is confirmed that no container vehicles will enter or exit the application site during the application period.
		6. The layout of Hai Wing Road and Dao Yang Road shown in in Figure 4 is outdated. Please update the site plan.	Noted. Figure 4 has been revised for clarity.

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Department	Date	Comments	Responses to Departmental Comments
		7. It is noted that some sections of Dao Yang Road outside the Site are narrow and insufficient to allow two-way traffic for goods vehicles. The applicant should propose mitigation measures to ensure that the vehicles would not clash with opposite traffic when entering and leaving the Site.	Noted. The application site has operated under planning permissions since 2011 for the same nature and operation with no adverse traffic impact. To prevent traffic conflicts, site manager will continue to direct vehicle movements and ensure clear two-way passing before any goods vehicle enters or exits Dao Yang Road. Sign would be erected to alert drivers to drive in a cautious manner.
		8. It is noted that the visibility at the junction between Dao Yang Road and Hai Wing Road is limited to allow drivers/pedestrians from the nearby Hai Wing Road to observe the traffic driving on Dao Yang Road. Please propose measures to ensure that the site vehicles would not clash with vehicles/pedestrians from the Hai Wing Road.	Noted. A convex mirror will be installed near the application site. In addition, operators will be instructed to bring their vehicles to a complete stop at the junction of Dao Yang Road and Hai Wing Road to yield before entering Dao Yang Road. Furthermore, drivers will be required to maintain low speeds.
		9. Please confirm whether all vehicles entering and exiting the Site would still be restricted to non-peak hours (i.e. 10:00 a.m. to 4:00 p.m.) and no operation on Sundays and public holidays would be maintained during the application period.	It is confirmed that all vehicles entering and exiting the application site will remain restricted to non-peak hours (i.e. 10:00 a.m. to 4:00 p.m.), with no operation on Sundays and public holidays during the application period.
		10. Traffic mitigation and control measures should be proposed and implemented to ensure the Site would not cause adverse impact to traffic condition of the nearby roads and safety concerns to the local villagers during the application period.	Noted. To ensure traffic safety and minimize any potential impact on local villagers during the application period, comprehensive traffic mitigation measures will be implemented. The applicant will employ site personnel to direct traffic flow, strictly enforce low speed limits, and install warning signs alongside a convex mirror near the site access. Additionally, all site drivers will be required to bring their vehicles to a complete stop and yield at the junction before proceeding.
		11. Dao Yang Road is not managed by TD. The applicant should obtain consent from relevant land owners and maintenance authorities on using this road.	Noted.
		12. No vehicle is allowed to queue back to or reverse onto/ from public road at any time during the planning approval period.	Noted.

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Department	Date	Comments	Responses to Departmental Comments
Fire Services Department	14.8.2026	Please find the following comments from fire safety perspective: - Shall the applicant declared there is no change of use and layout for this renewal application, a full set of valid Certificate(s) of Fire Service Installation and Equipment (FS 251(s)) covering all the Fire Service Installations (FSIs) installed on the application site shall be submitted for consideration.	There is no change use and layout for this renewal application. A full set of valid FS 251 certificates covering all FSIs on-site will be submitted by way of compliance of approval conditions.
Planning Department	14.8.2026	Please find the following observations from district planning perspective. 1. Please clarify the types of good(s) to be stored at the Site. 2. The applicant shall take note of, and respond to, the public comments received by the Town Planning Board Secretariat.	The application site will continue to be used for low-temperature storage of food and beverage products, such as confectionery, prepared food and staple grains, for trading purposes. No dangerous or hazardous goods will be stored on-site. Noted. To ensure traffic safety and minimize any potential impact on local villagers during the application period, comprehensive traffic mitigation measures will be implemented. The applicant will employ site personnel to direct traffic flow, strictly enforce low speed limits, and install warning signs alongside a convex mirror near the site access. Additionally, operators will be required to bring their vehicles to a complete stop and yield at the junction between Dao Yang Road and Hai Wing Road before proceeding.