

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]

Sent: Tuesday, December 30, 2025 1:32 PM

To: Cheryl Tsz Man TSANG/PLAND [REDACTED]

Subject: Re: Planning Application No. A/NE-MKT/56 Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of 3 Years

Dear Sir/Madam,

Regarding to the comments from **Transport Department**. We note and response to all the comments.
Please find attachment.

Thanks & Regards

[REDACTED]

Department	Date	Comments	Response to comments
Transport Department	16-12-2025	<p>(i) The applicant should advise and substantiate the traffic generation from and attraction to the Site and the traffic impact to the nearby road links and junctions.</p>	<p>There will be only one MGV parking space for loading and unloading activities.</p> <p>The loading and unloading activities will be scheduled by applicant between 09:00 to 12:00 and 14:00 to 17:00 for avoiding peak hours. Two trips generation per day and the resulting traffic flow should be minimized.</p> <p>Consequently, it is anticipated that proposed development will not generate adverse traffic impacts.</p> <p>The Estimated Trips Generation/Attraction show in Table 1</p>
		<p>(ii) The applicant shall illustrate on a layout plan, and justify the adequacy of the parking spaces and loading/unloading spaces for the operation so provided by relating to the number of vehicles visiting the Site.</p>	<p>The loading/unloading space provided is sufficient to accommodate daily operation. The space measuring 11 m in length and 3.5 m in width is enough to park a MGV to carry out loading/unloading activities. Show in layout plan</p> <p>Private parking spaces are not available on site. Visitors can access the site via public transport.</p>

	<p>(iii) The applicant shall provide a proposal on the vehicular access arrangement including the run-in/out design for the vehicles leaving/entering the proposed use;</p>	Refer to the Vehicular Access Arrangement proposal.
	<p>(iv) The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and existing the Site, maneuvering within the Site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;</p>	Refer to the Swept Path Plan

	<p>(v) The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;</p> <p>1. At ingress/egress point, road sign and banner will erect up such as 'Caution pedestrians' and 'Beware of Vehicle entering/Exiting' .</p> <p>2. Outdoor convex mirrors will be installed at gates and site entrances to assist pedestrians in detecting vehicle movements.</p>
	<p>(vi) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site; and</p> <p>1. The site entrance gate will remain open from 08:00 to 17:00, thereby can eliminate the waiting time for opening the gate.</p> <p>2. Sufficient space is provided for vehicles to smoothly enter or exit the Site. Ensures vehicles do not cause traffic congestion.</p> <p>3. Loading and unloading operations shall be conducted using only one MGV at any one time, eliminating the need to wait for vehicles to enter or exit the site. To ensure no queuing of vehicles outside the site.</p>

	<p>(vii) The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the Site.</p> <p>1. The applicant will install highly visible signs stating, "No Parking," at site entrance and nearby area.</p> <p>2. Posting notices to inform visitors that parking outside the site is illegal.</p>
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