

Please find the following further comments for your information:

Noting that the application is to facilitate a business operation affected by the San Tin Technopole, please provide more information regarding the original site in San Tin, including the original site/operation area of Lots 16 S.B ss.2, 16 S.B ss.3, 16 S.B RP, 19 S.A and 19 RP in D.D. 105. Please provide the layout plan of the original business in San Tin for reference, if possible.

The application is tentatively to be considered by the Rural and New Town Planning Committee of the Town Planning Board on 26.6.2026.

隨函附上貴會要求文件共 5 頁，

主要是在是次申請我等申請場地實際可使用的面積約為1200平方米，其他地方只作為行車通道，和車輛掉頭用途，為平衡境觀事宜預留植樹地點及增設綠化地帶作為走火通道用途。

(Contact Person: Mr. Martin CHUI, Tel: 3565 3947)

- 1 she has reservation on the application from landscape planning perspective;

我門明白貴署的立場，而我等申請的地點沒有樹木存在，只有什草，我等絕對不會破壞現有的樹木的生長及保保持周邊樹木的生長。

- 2 based on the aerial photo taken in 2025, the application site (the Site) was located in an area of rural inland plain landscape character comprising village houses, warehouses, temporary structures, vegetated areas and tree clusters. The proposed uses are considered not entirely incompatible with the surrounding environment;

我門明白貴署的立場，而我等申請的地點沒有樹木存在，只有什草，我等絕對不會破壞現有的樹木的生長及保保持周邊樹木的生長。

- 3 with reference to site photos taken in May 2026, the Site was largely covered self-seeded vegetation of grass and common species. According to site visit in May 2026, scattered common species and one distinctive landscape resources (i.e. Celtis sinensis (朴樹) with diameter at breast height (DBH) more than 1m) were observed within the Site and at southern periphery of the Site respectively. According to the layout plan and land filling plan, some common species and the aforesaid tree will be in conflict with the proposed uses. The applicant should retain the Celtis sinensis as far as practicable and provide proper landscape mitigation measures as necessary; and

我等位置相鄰為鄉村發展地帶，而場地鄰近地方亦有多間已荒廢的木屋，而貴署提及的樹木均在我等申請範圍以外的政府土地上，如獲批准我等會用圍板將發展土地與有關樹木隔離，防止影響樹木的生長，同時我等亦會加以保護。我等不會砍伐和損害現有樹木，如有需要時我等同意加種多棵樹木在申請範圍內，希望貴署提供種樹種類。

- 4 approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

是次申請如獲批准，我等絕對不會砍伐，損害現有樹木，亦不會向有關部門提出申請，我等同意在有需要時還會加種植樹木，以令至日後境觀只有增加不會減少。

Please find the following departmental comments for your information.

Commissioner for Transport

(Contact Person: Mr. Ray LAM, Tel: 2399 2405)

Please note her office's comments on the subject application below from a traffic engineering point of view:

- (i) The applicant should advise and substantiate the traffic generation from and attraction to the application site (the Site) and the traffic impact to the nearby road links and junctions;
我等會隨函附上一份車輛流量評估給貴署參考。
- (ii) The applicant should advise the width of the ingress and egress points;
我等會提供一份車輛出入模擬圖給貴會參考。
- (iii) The applicant should advise the proposed vehicular access arrangement for the ingress and egress routes leading to and from the Site;
我等會提供一份車輛出入模擬圖給貴會參考。
- (iv) The applicant shall demonstrate the satisfactory manoeuvring of the vehicles entering and existing the Site, manoeuvring within the Site and into/out of the parking and loading/unloading spaces preferably using the swept path analysis;
我等會提供一份車輛出入模擬圖給貴會參考。
- (v) The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;
在車輛進出模擬圖內會加上有關措施設計。
- (vi) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site;
在進入我等場地前有關車輛須要與我等先作聯系才能進入，因此不會產生車輛排隊情況出現
- (vii) The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the Site; and
在進入我等場地前有關車輛須要與我等先作聯系才能進入，因此不會產生車輛排隊情況出現
- (viii) The proposed vehicular access between Lin Ma Hand Road and the Site is not managed by the Transport Department. The applicant should seek comments/approvals from the responsible parties to validate the feasibility to form the proposed vehicular access road.
由蓮麻坑路轉入私家路段才能到達我等場地，有關私家路段我等已向業權人租用作為出入通道用途。

Her office may offer further comments on the application after receiving the above information.

A/NE-MKT/64

車輛流量評估

至：城市規劃委員會

本場地共有 6 個私家車位及 2 個輕型貨車上落貨位，我等預計經常停泊及出入

進入場地預計流量

(私家車)

星期	時間	上午 8 時至下午 6 時	必須預約進入場地停泊的私家車車位 上午 10 時至下午 4 時
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1 至 6 車輛架次	預計有 3 架次	預計有 3 架次
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(輕型貨車)

星期	時間	上午 8 時至下午 6 時	上午 10 時至下午 4 時
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1 至 6 車輛架次	預計有 1 架次	預計有 1 架次
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離開場地預計流量

(私家車)

星期	時間	上午 8 時至下午 6 時	上午 10 時至下午 4 時
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1 至 6 車輛架次	預計有 3 架次	預計有 3 架次
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(輕型貨車)

星期	時間	上午 8 時至下午 6 時	上午 10 時至下午 4 時
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1 至 6 車輛架次	預計有 1 架次	預計有 1 架次
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以上為我等場地車輛流量預算，同時我等場地禁止超過 24 公噸重型車輛進入及停泊。
包括貨櫃車，拖頭嚴禁進入場內及停泊。

我等上述行車安排絕對不會影響蓮麻坑路的交通流量，懇請貴處批准

場地營業時間為星期一至星期六 上午 8 時至下午 6 時星期日及公眾假期休息

獲授權代理人 黃新和

As discussed earlier, please provide proof for the lease-to-own agreement of the private lots to facilitate consideration, if possible.

Director of Environmental Protection

(Contact Person: Ms. Maureen CHANG, Tel: 2835 1867)

Please provide the filling material for the proposed filling of land at the application site. The applicant is reminded to use materials that are inert and odourless and would not cause dust emissions and implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts during filling of land to avoid causing nuisance to the nearby sensitive receivers.

有關我等是次申請填土工程，只是在現有路面舖上厚度不超過0.15米混凝土，用以方便搭建臨時構築物及方便行車運送貨物所需，及在落雨天防止車輪帶泥出公路。

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Cheryl Tsz Man TSANG/PLAND

From: sun wo wong <[REDACTED]>

Sent: Tuesday, July 28, 2026 9:39 AM

To: Esther Hiu Laam LI/PLAND <[REDACTED]>; tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject: A/NE-MKT/64

CC: [REDACTED]

有關我等設置的綠化地帶面積約為1700平方米
用以增加場地的美化環境所需。

謝謝