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Cheryl Tsz Man TSANG/PLAND

寄件者: INNOVATIVE LAND USE PLANNING <[REDACTED]>
寄件日期: 2026年09月25日星期五 0:30
收件者: Cheryl Tsz Man TSANG/PLAND
副本: Esther Hiu Laam LI/PLAND; Shing Fung CHAIR/PLAND
主旨: Re: Planning Application No. A/NE-MKT/70 - Further Comments from Departments
附件: image001.png; image002.png; image003.png

類別: Internet Email

Dear Ms Tsang,

Please find my response to comments of concerned departments as below.

Head of Geotechnical Engineering Office, Civil Engineering and Development Department

(Contact Person: Ms. Rachel HUNG, Tel: 2762 5385 or Mr. Kenneth IP; Tel: 2762 5615)

- The previous comments remain valid.

- The application is not supported at this stage until the necessary remedial/reinstatement actions are completed to the satisfaction of the relevant government departments.

Please be advised that these remedial and reinstatement can be addressed via approval conditions. Without compliance of the approval conditions, we shall not be able to proceed the application. Applicant is willing to accept these requirements as approval conditions.

District Lands Officer/North, Lands Department

(Contact Person: Mr. Ivan MAN, Tel: 2675 1546)

- Please be advised that erection of unauthorised structures and illegal occupation of adjoining Government Land (GL) are not allowed and cannot be regularised under the prevailing policy. The lot owners/occupier/applicant should remove all the unauthorised structures and stop the illegal occupation of GL immediately.; and

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- Unless and until the lot owners/applicant could demonstrate that the unauthorised structures and the illegal occupation of GL have been duly rectified, his office objects to the application which must be brought to the attention of the Town Planning Board when it considers the application.

We noted your comments. As the present user of the site will be leaving the site immediately after the approval of the application. Your concerns on the structures and illegal occupation of GL will be fully addressed upon approval of the application. The applicant is willing to address all your concerns upon his successful relocation from his current site to the subject site as he is now facing immediate clearance pressure/requirements by Lands Department in relation to the land resumption. Your sympathetic consideration is therefore requested.

Commissioner for Transport

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

- (i) Our previous comments item (i) and (ii) have not yet been addressed. The applicant should justify that the proposed vehicular access arrangement and goods vehicle manoeuvring are practical; and

The vehicular access arrangement and goods vehicle manoeuvring are shown on the swept path plans as submitted with the planning application. Should the plans not be able to address your concerns, we shall submit a full report showing the vehicular access arrangement and goods vehicle manoeuvring to your satisfaction upon approval of the application. We fully noted your concerns. Since the applicant is facing the pressure of clearance on his current site due to land resumption of Lands Department, concerns of TD can be solved or addressed through approval conditions. The applicant could not proceed his application without compliance with the approval conditions before relocation to the subject site. In view of the land resumption urgently required by the Lands Department, your sympathetic consideration is therefore requested.

- (ii) Our previous comment item (iii) has not yet been fully addressed. As the convex mirror can distort the reality, the Transport Department does not recommend relying on convex mirrors alone as a management measures to ensure pedestrian safety. The applicant should propose additional or alternative pedestrian facilities/ management measures.

The applicant can deploy a staff at the ingress and egress of the site to direct the traffic entering in and exit the site to ensure that the traffic in and out of the site will not affect the safety of the pedestrians. Also flashing light and alarm can be installed at the entrance of the site to alert the pedestrians when there is any vehicle entering and leaving the site.

Elaine SO
Town Planner
Innovative Land Use Planning Consultancy Co. Ltd

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Cheryl Tsz Man TSANG/PLAND

寄件者: INNOVATIVE LAND USE PLANNING <[REDACTED]>
寄件日期: 2026年09月29日星期二 16:35
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: Re: Fw: Planning Application No. A/NE-MKT/70 - Further Comments from Government
Department
附件: Further R to TD comments -swept path - 5.pdf
類別: Internet Email

Dear Ms. TSANG,

Referring to TD's comments on the vehicular access arrangement at the application site, I now submit the vehicular access swept path analysis for the further consideration of TD.

Thanks.