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寄件者: Fongs Property
寄件日期: 2025年09月04日星期四 15:34
收件者: William Shu Tai WONG/PLAND
主旨: 回覆: [Planning Application No. A/NE-MUP/218] Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years in "AGR" Zone, Lot 30 S.B RP in D.D. 38, Sha Tau Kok, New Territories
附件: SWEPT.pdf; REPLY TD.pdf; P.13.pdf
郵件標幟: 待處理
標幟狀態: 已標幟
類別: Internet Email

Dear Mr. Wong,

回覆有關運輸署的提問, 請參考有關附件 1.Swept 及 2. Reply TD

釐清有關上落客貨車位的描述 3. (Page 13)

Ben Fong

Please note our 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 site and the traffic impact to the nearby road links and junctions;

(i) 有關倉庫用作存放五金及建築材料，不會有頻繁的運輸流量，隔天才有一部車進出，預計正常每星期車流量最多三進三出，發展不會對鄰近交通或道路使用有明顯的影響。

(ii) The applicant should justify the adequacy of the proposed 4.6m width of the ingress and egress points for vehicular access;

(ii) 有關倉庫用作存放五金及建築材料，不會有頻繁的運輸流量，隔天才有一部車進出，預計正常每星期車流量最多三進三出，發展不會對鄰近交通或道路使用有明顯的影響。

(iii) The applicant shall demonstrate the satisfactory maneuvering of the vehicles entering and exiting the subject site without reverse movements onto / from Sha Tau Kok Road, maneuvering within the subject site and into / out of the parking and loading/unloading spaces, preferably using the swept path analysis;

(iii) 根據掃描行車路線SWEPT的顯示4.6 m的闊度能夠滿足現有的發展。

(iv) The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;

(iv) 車輛經過行人路進入申請範圍的口兩旁已經樹立了注意行人過路的警示牌（見有關相片），提醒司機注意行人安全。

(v) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and

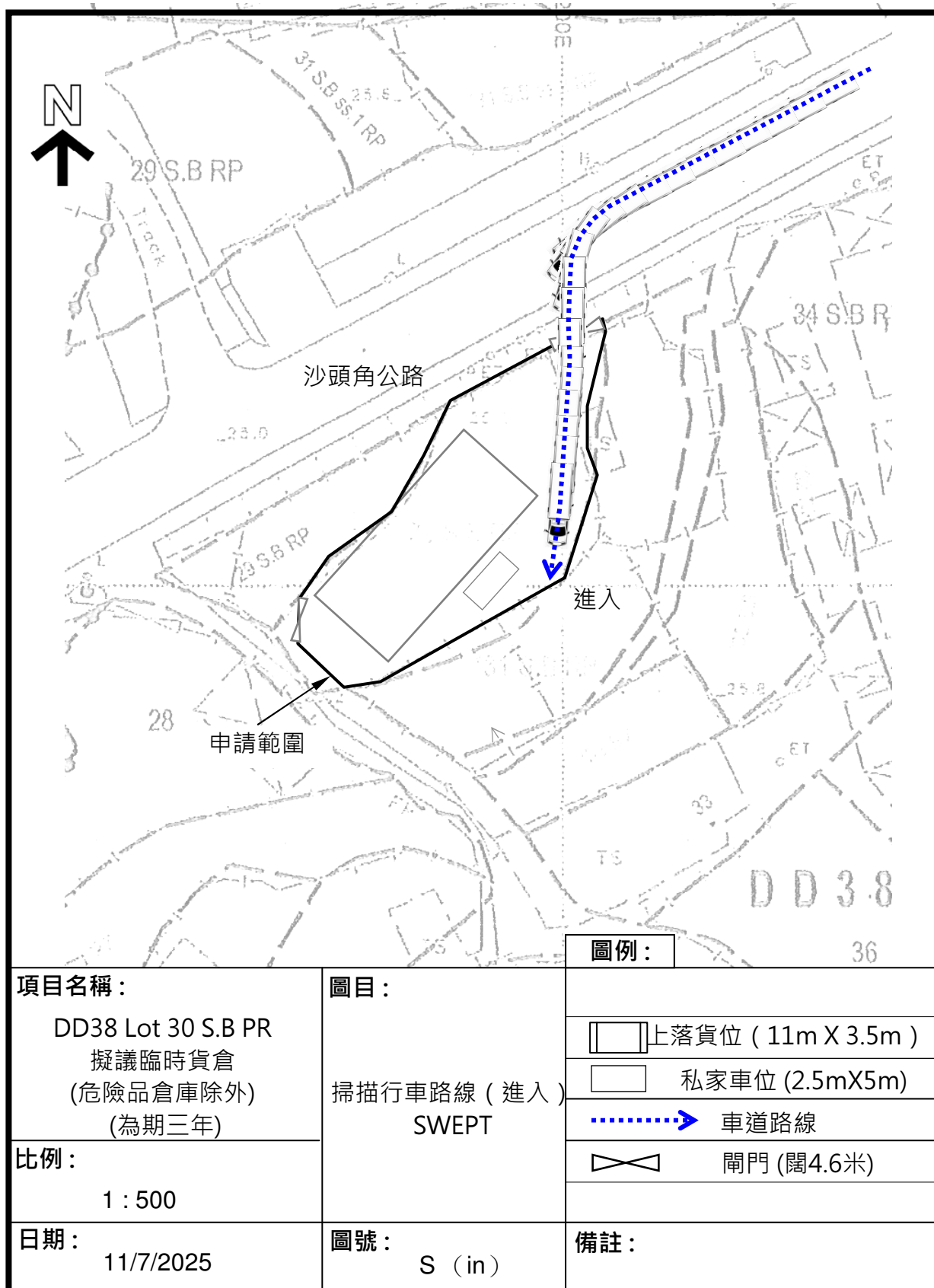
(iv) 車輛進入場地前會預先通報，人員會預早開啟閘門讓車輛直接駛進場地，確保不會在公路排隊等候進場。

(vi) The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.

(vi) 進入場地前車輛均需要通報，並預留泊車位，確保車輛不會在場地以外違例停放。

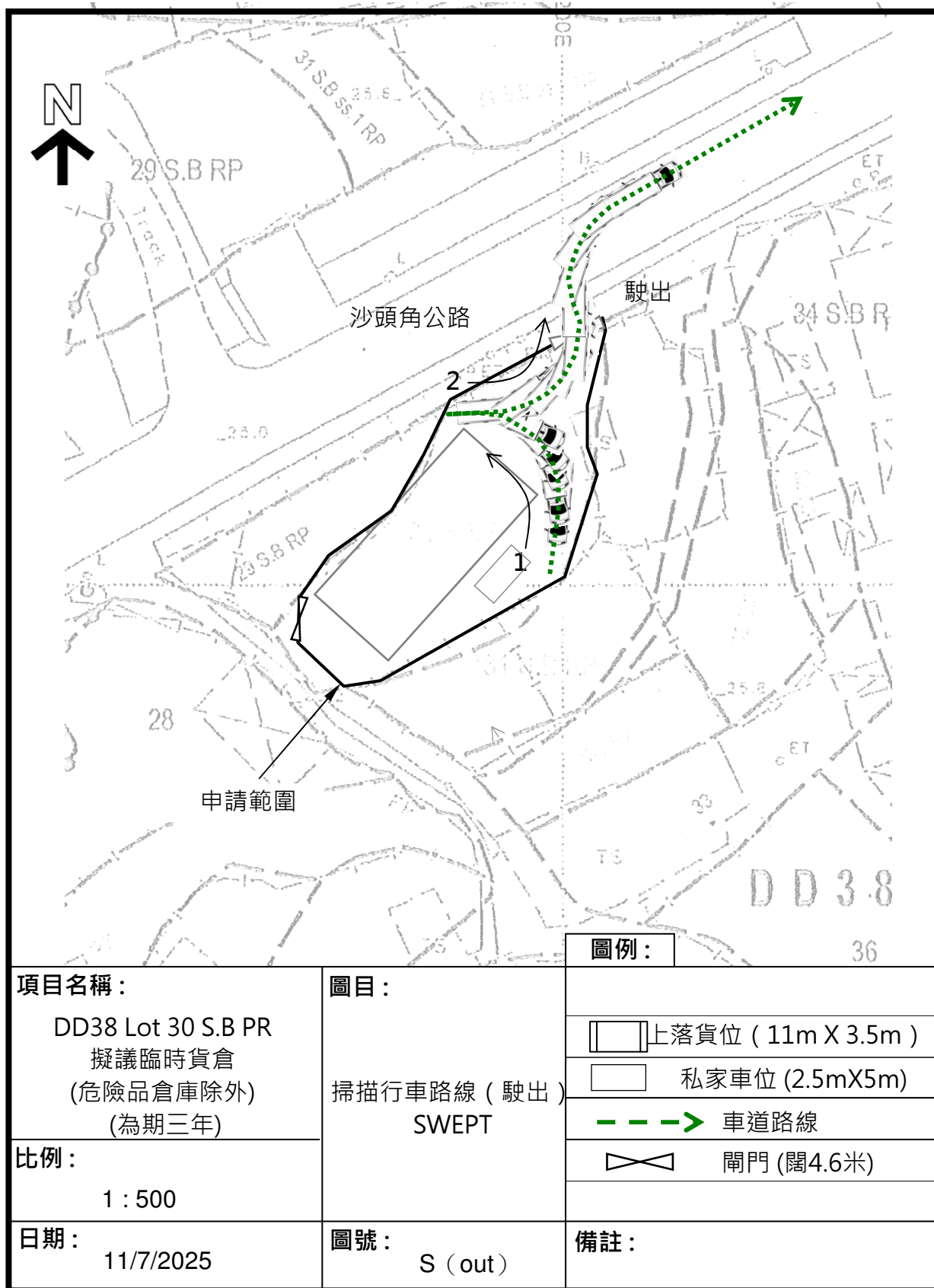


入口兩旁已經樹立了注意行人過路的警示牌



HONEST LAND SURVEYS COMPANY

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(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	1
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	9 m 米 ☒ (Not more than 不多於)
		1 Storeys(s) 層 ☐ (Not more than 不多於)
(iv) Site coverage 上蓋面積	38.4 % ☒ About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數 <u>1</u> Private Car Parking Spaces 私家車車位 <u>1</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys <u>1</u> 上落客貨車位／停車處總數 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ (MGV/HGV) <u>1</u>	

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寄件者: Fongs Property
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收件者: William Shu Tai WONG/PLAND
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黃生你好，

1.有關上落客貨車位

場地設置的上落貨車位主要是供應中型及重型車輛使用。

2.有關的填土

*主要是規範現有的填土

*現存的填土是以前發展時地平整時建構的

*日後不會有進一填土需要。

3.先前規劃用作狗舍發展將會擱置，申請作臨時貨倉將會取代狗舍的項目。

Best Regards

Ben Fong

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寄件者: Fongs Property
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收件者: William Shu Tai WONG/PLAND
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黃生你好，

申請地點的營運時間為星期一至星期日 早上 9:00 至晚上 7:00 (公眾假期不作業)。

Best Regards
Ben Fong