

Timothy Wai Pui WU/PLAND

寄件者: December Huang <[REDACTED]>
寄件日期: 2026年05月23日星期六 5:42
收件者: Timothy Wai Pui WU/PLAND
主旨: A/NE-TKLN/128 Response to TD's comments
附件: DD80 572S.A Swept Path Plan A7 .pdf; DD80 572S.A Layout Plan A1 .pdf; DD80 572S.A Swept Path Plan A5 .pdf; DD80 572S.A Swept Path Plan A6 .pdf; DD80 572S.A Swept Path Plan A4 .pdf

類別: Internet Email

Dear Mr. Wu,

The proposed use under the current application is solely for a temporary warehouse for storage of car parts. It will not involve any car repair workshop use, vehicle repair, maintenance, dismantling, cleansing, paint-spraying or other workshop activities. The operation will be carried out by appointment only and no walk-in customers will be served. Traffic generation and attraction to the Site will therefore be limited and insignificant. It is anticipated that there will normally be not more than 2 MGVs entering and 2 MGVs leaving the Site per day, and the collection activities will be arranged outside peak hours as far as practicable. As such, adverse traffic impact on nearby road links and junctions is not anticipated.

The layout plan will be reviewed and revised to show the MGV parking / loading-unloading spaces with a stall dimension of 11m x 3.5m. The location and width of the ingress/egress points will also be clearly indicated on the revised layout plan. Adequate internal manoeuvring space will be maintained within the Site so that all vehicles can enter, wait, load / unload, turn around and leave the Site in forward gear without causing obstruction to the local access road.

To safeguard pedestrian safety, the Applicant will maintain clear sightlines at the ingress / egress points and deploy staff to guide vehicles entering and leaving the Site when necessary. Warning signs such as “Beware of Pedestrians” and “No Parking” will be erected at suitable locations.

To ensure there is no queuing of vehicles outside the Site, all delivery/collection vehicles will be arranged by appointment only. The Applicant will arrange incoming vehicles only when sufficient space is available within the Site. No gate/drop-bar arrangement, which may cause vehicles to wait outside the Site, will be used during operation. Staff will also monitor the ingress / egress points to prevent vehicles from waiting or queuing on the local access road.

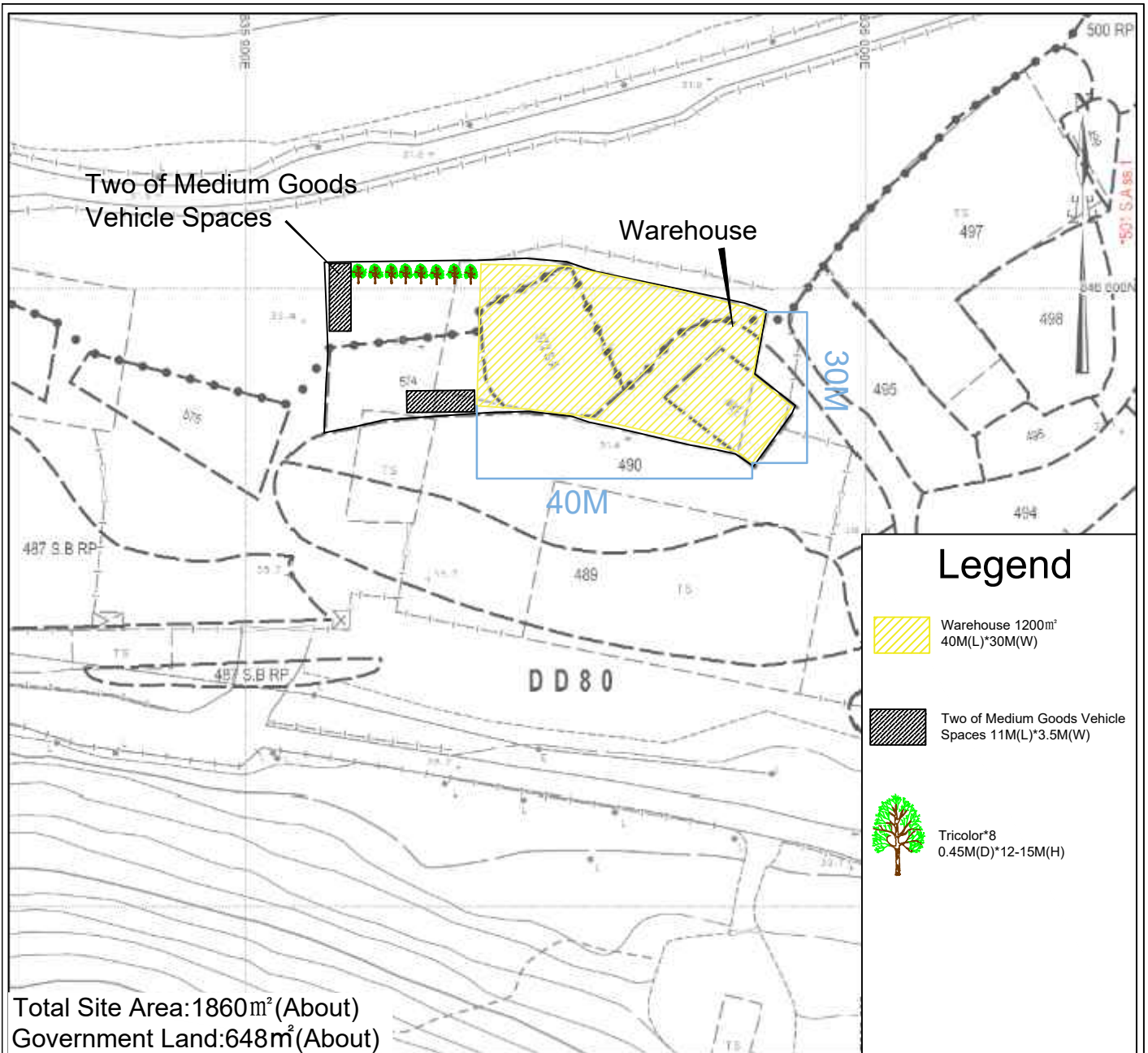
No visitor parking will be allowed outside the Site. The Applicant will erect “No Parking” signs at the entrance and will remind all visitors in advance that parking or waiting outside the Site is strictly prohibited. Any visitor vehicle, if any, must be accommodated within the Site and shall not obstruct the local access road.

Regarding the local access road leading to the Site through private land and unleased Government land, the access is considered adequate for the proposed low-intensity warehouse use, given the limited number of MGV trips and the proposed appointment-based management arrangement. The Applicant

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will liaise with the relevant landowners/responsible parties and, where necessary, seek comments/approvals from the relevant authorities regarding the use of the access. The Applicant will also maintain proper management of the access during the planning approval period to ensure that the proposed use would not affect other road users.

Should you require any further information, please let us know. Yours faithfully, December Huang YING SHING (HOPEWELL) ENGINEERING CO. LTD.



May
2026

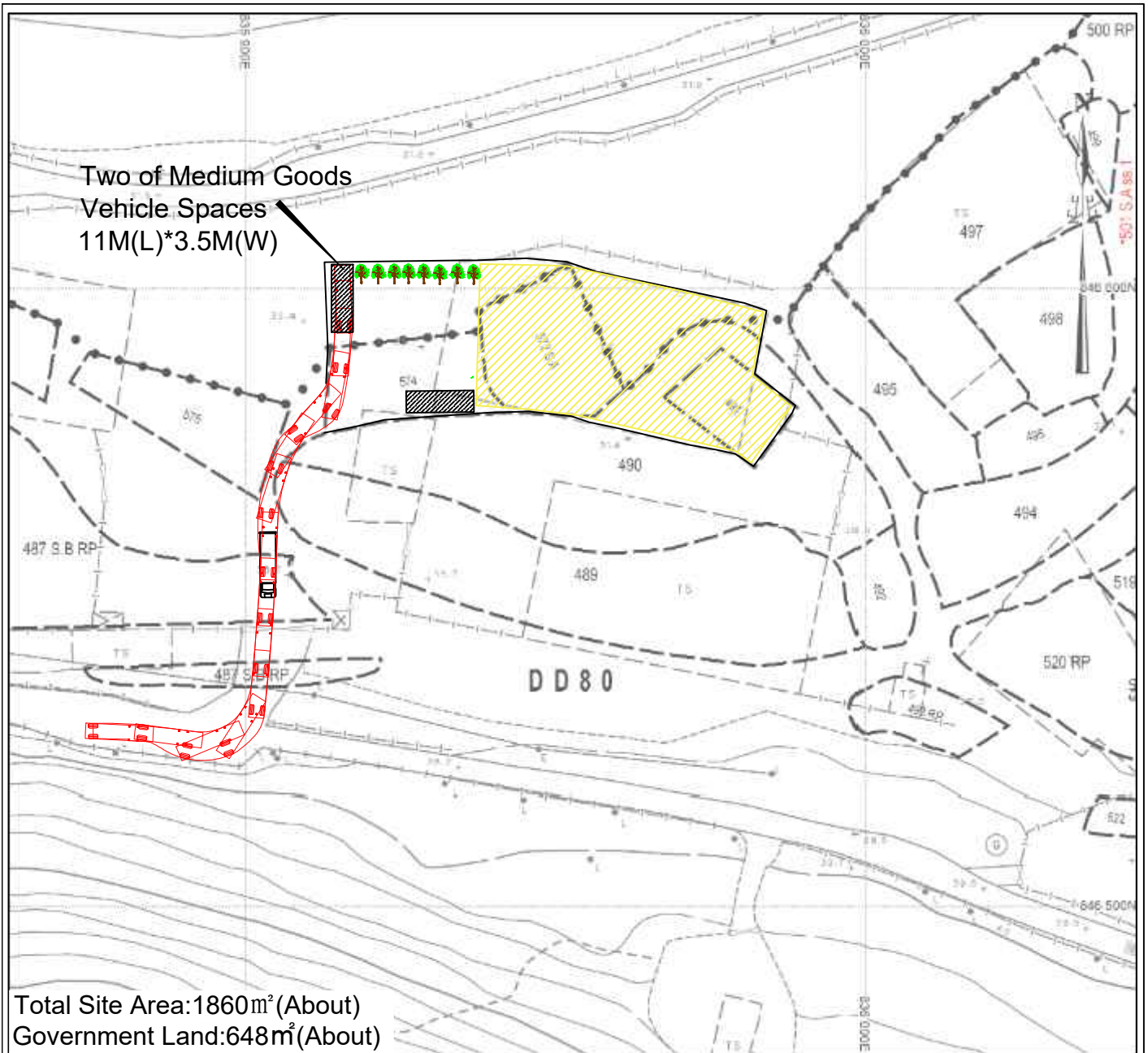
Layout Plan

Proposed Temporary Warehouse for Storing Car Parts for a Period of 3 Years at Lots 490(Part), 491, 572S.A and 574 in D.D. 80 and adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, NT

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Annex



APPROVED TA KWU LING NORTH OUTLINE ZONING PLAN NO. S/NE-TKLN/2

May
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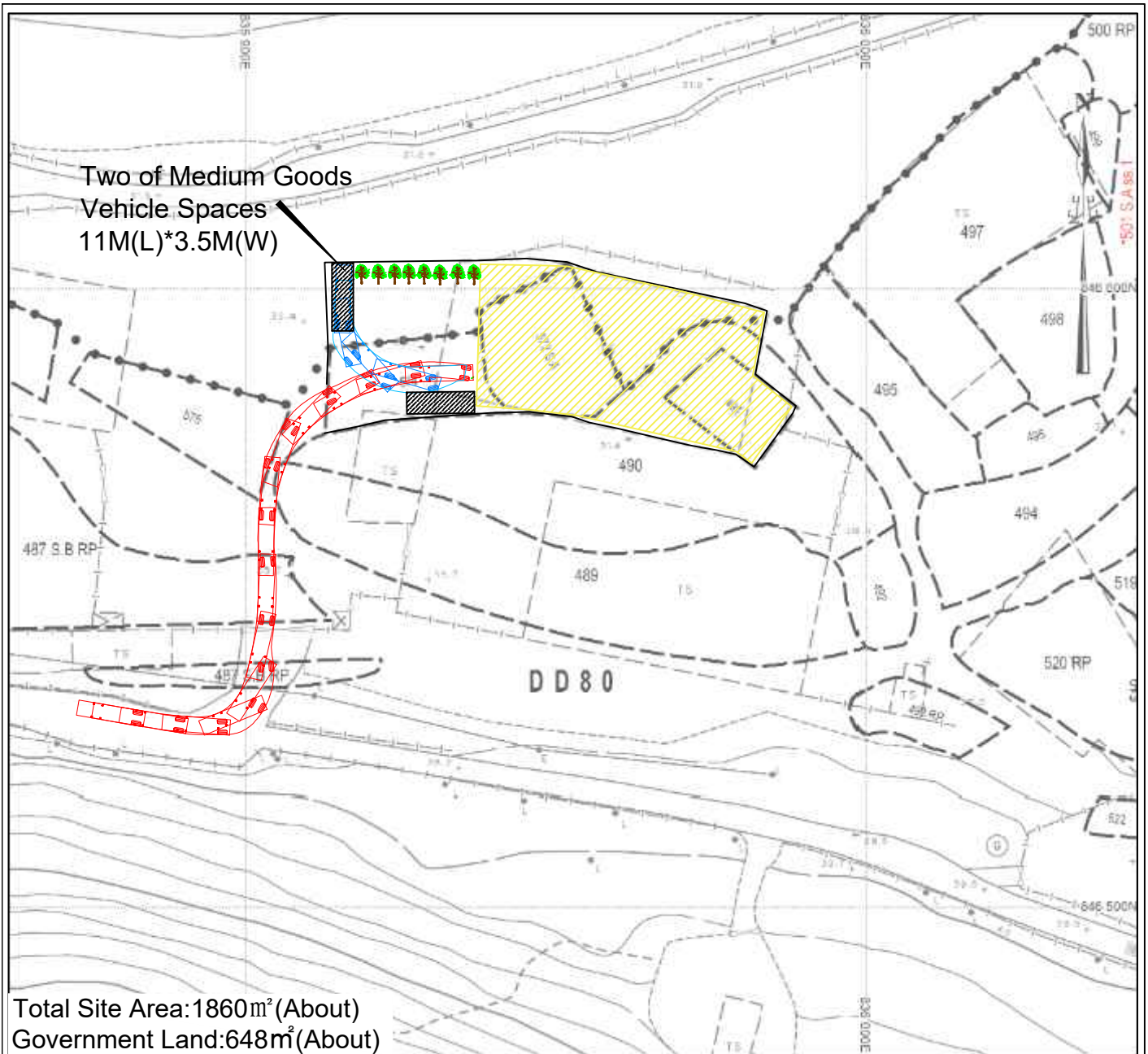
Swept Path Plan

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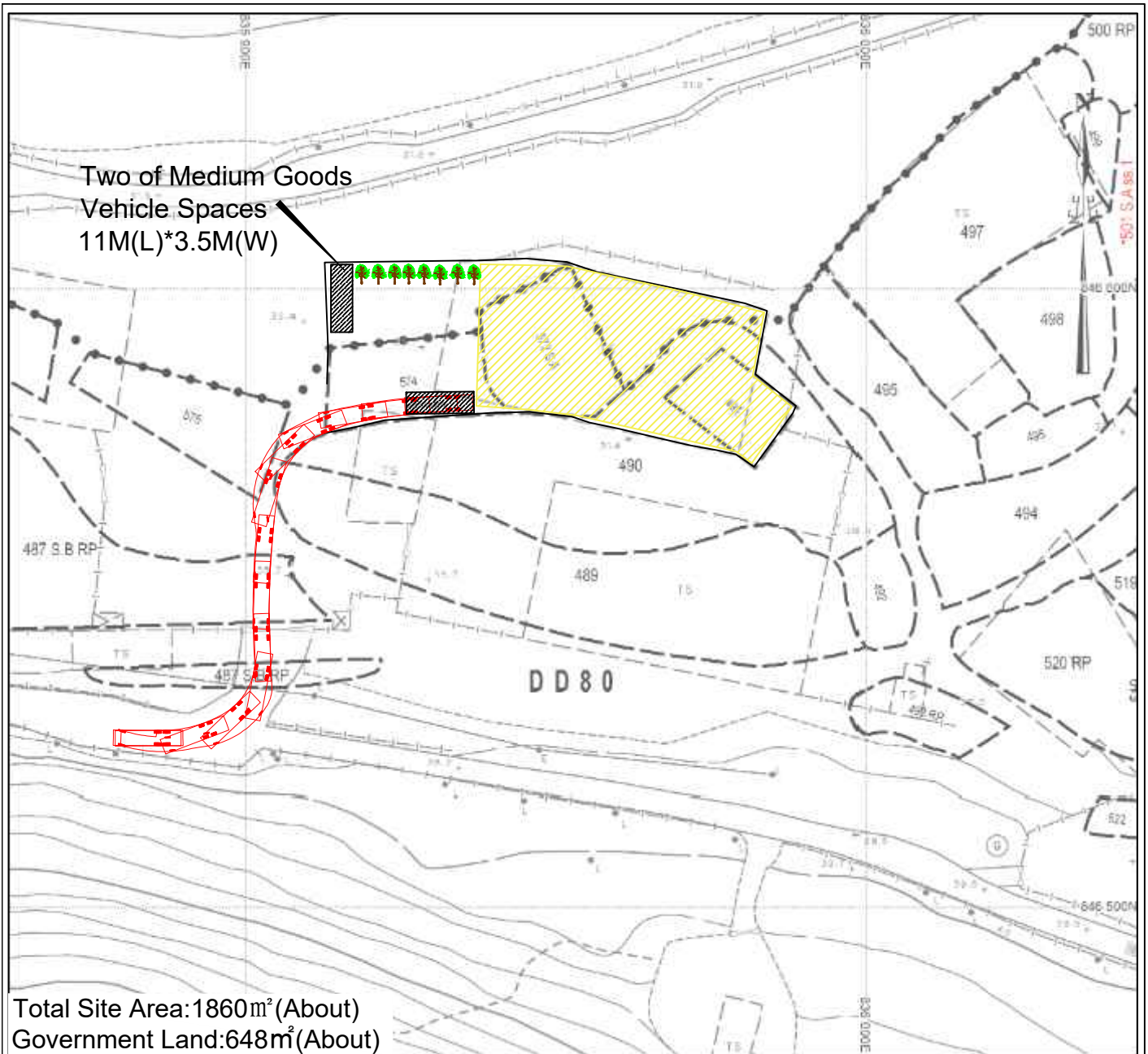
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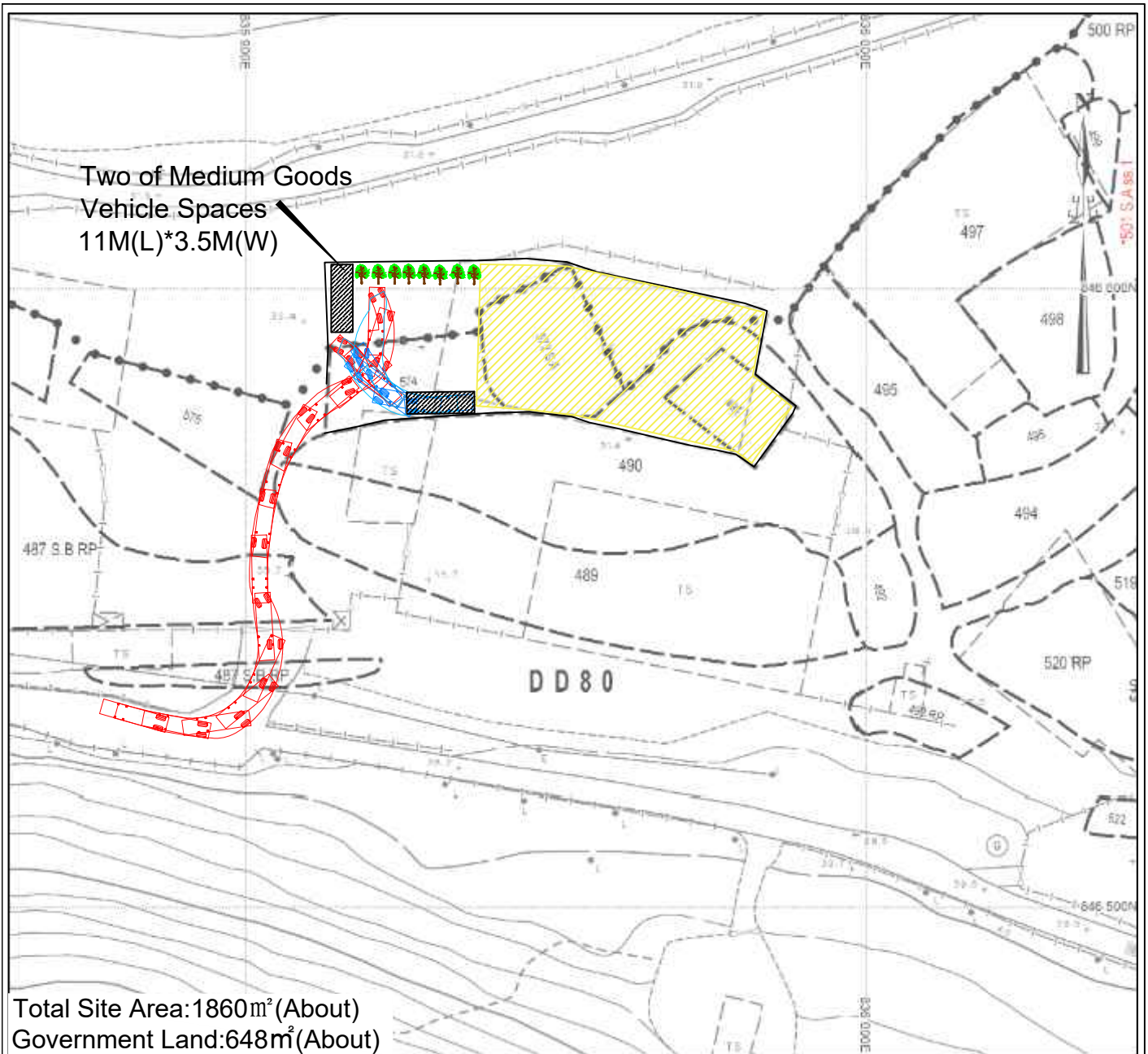
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