

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	<p>Environmental Protection Department (Contact Person: Mr Kelvin WONG), dated 11.3.2026</p> <p>(a) Grateful if the applicant could confirm whether the proposed use would involve storage of materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips). If affirmative, whether those materials are packaged. Thanks.</p>	<p>Please be confirmed that no materials of dusty nature (e.g. cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips) will be stored at the Site at any time during the planning approval period. The proposed warehouses will be used for storage of miscellaneous goods (e.g. furniture, packaged food, apparel, footwear, electric goods etc.) and storage of construction materials (e.g. pipes, unassembled metal scaffolding and tiles etc.) only.</p>
2	<p>Lands Department (Contact Person: Ms. S. L. CHENG), dated 27.3.2026</p> <p>(a) I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by</u></p>	<p>Noted. The applicant will apply for a modification of the Short Term Waiver (STW) conditions and apply for a STW to permit the structures erected within the private lots on the application site after planning permission has been granted by the Town Planning Board (the Board).</p>

the planning application

LandsD has reservation on the planning application since there is/are unauthorised structure(s) and/or uses on Lot Nos. 913 RP, 960 RP and 961 RP all in D.D. 107 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD.

If the planning application is approved, the STW holder(s) will need to apply to this office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to this office for an STW to permit the structure(s) erected within the private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

<p>3</p>	<p>Transport Department (Contact Person: Mr. Phil CAI), dated 8.4.2026</p> <p>(a) The applicant should provide the routing between the public road and the site;</p>	<p>Please refer to revised Plan 2 on the routing between the public road and the Site. The Site is accessible from San Tam Road via Shui Mei Road and Mei Fung Road.</p>
	<p>(b) The applicant should demonstrate the smooth manoeuvring of vehicles to / from public road, along the local access and within the site;</p>	<p>Please refer to Plan 6 to Plan 9 for the swept path analysis for Light Goods Vehicle entering and leaving the Site.</p>
	<p>(c) The applicant should note the local access between San Tam Road / Castle Peak Road - Tam Mi and the site is not managed by his Department.</p>	<p>Noted.</p>
<p>4</p>	<p>Transport Department (Contact Person: Mr. Phil CAI), dated 10.4.2026</p> <p>(a) The applicant stated that routing would be via San Tam Road, Shui Mei Road and Mei Fung Road. The applicant should provide swept path along these road sections.</p>	<p>Please refer to Plan 10 for the swept path along San Tam Road, Shui Mei Road and Mei Fung Road.</p>