

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Cheryl Tsz Man TSANG/PLAND

寄件者: AI TSANG <[REDACTED]>
寄件日期: 2026年05月13日星期三 13:12
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: Re: Planning Application No. A/NE-MKT/63 Proposed Temporary Warehouse (Storage of Construction Materials) with Ancillary Office and Associated Filling of Land for a Period of 3 Years
附件: A_NE_MKT_63_Traffic proposal.pdf; A_NE_MKT_63_Response to comment.pdf
類別: Internet Email

Dear Madam,

Please find attached Traffic impact proposal for TD and "Response to comment".

Thanks

Carter Tsang
[REDACTED]

MKT-63. Response to general comments

Comment 1
According to our record, it is noted that substantial vegetation clearance is undertaken between February and March 2026. Please provide justification(s) on why vegetation clearance is necessary; and
Response
Due to the need to carry out site formation and leveling works to accommodate the subsequent proposed development, substantial vegetation clearance is unavoidable. The vegetation removed consists primarily of weeds and common plant species. The applicant undertakes to restore the ground and reseed it with grass upon the expiry of the planning permission period.

Comment 2
The application site (the Site) has been formed before the formal submission of the planning application. Please clarify if further land filling is needed for the proposed use.
Response
The proposed land filling works have already been completed at the application site. The current planning application is solely to regularize the already completed land filling works for compliance purposes. There will be no additional land filling works in the future proposed development.

MKT-63. Response to TD comments

Comment 1
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;
Response
The traffic impact proposal is provided to estimate the traffic generation. There is very low traffic generation from and attraction to the site.

Comment 2
The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the Site;
Response
<ol style="list-style-type: none">1. Vehicles requiring loading or unloading at the site must make an appointment with the site management at least one day in advance. To avoid queuing for parking space.2. The site management will arrange for a staff member to be stationed at the vehicle gate to assist with the entry and exit of vehicles.3. The site entrance gate will remain open during the operating hours. To avoid the Waiting time.

Comment 3
The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and
Response
<p>1. The applicant will erect road signs and banners at the site entrance to alert pedestrians and driver, including notices such as “Caution: Pedestrians” and “Beware of Vehicles Entering/Exiting” .</p> <p>2. Outdoor convex mirrors will be installed at the gate and site entrance to assist pedestrians in detecting approaching vehicle movements.</p> <p>3. A staff member will be stationed at the vehicle gate to warn and guide pedestrians when vehicles entry and exist the site.</p>

Comment 4
The applicant shall advise the measure in preventing illegal parking by visitors to the Site.
Response
<p>The applicant will implement the following measures to prevent illegal parking of Visitors vehicles outside the subject site:</p> <p>1. Clear signage will be erected at the site entrance and along the adjacent roads, stating “No Parking”</p> <p>2. Visitors must make an appointment with the site management at least one day in advance when using the private car parking spaces.</p> <p>3. Visitors will be informed in advance that parking outside the subject site is strictly prohibited. They will be advised to use public transport, specifically the Green Mini Bus (GMB) and Franchised Buses, to reach the site.</p> <p>4. Regular inspection of the surrounding area by site management or security personnel, with prompt reporting of any illegal parking to the relevant authorities for enforcement</p>

1. Proposed Development/擬議發展

1.1 Proposed Temporary Warehouse (Storage of Construction Materials) with Ancillary Office and Associated Filling of Land for a Period of 3 Years.

1.1 擬議臨時貨倉（存放建築材料）及附屬辦公室及相關填土工程（為期 3 年）

1.2 According to the planning guidelines, the total site area of the project is approximately 2,032 m², including approximately 60 m² of government land. The project proposes to develop a warehouse with a total gross floor area of approximately 530 m² and to provide an ancillary office with an area of approximately 70 m². The project will include one medium goods vehicle loading/unloading bay and one private car parking space.

1.2 根據規劃綱領，項目用地總面積約 2032 平方米，包括約 60 平方米的政府土地。項目擬議發展一個總樓面面積約 530 平方米的貨倉和設置一個面積約 70 平方米的附屬辦公室。項目中設置一個中型貨車上落貨停車位和一個私家車停車位。

Main Development Parameters/主要發展參數

Proposed Use	Proposed Temporary Warehouse (Storage of Construction Materials) with Ancillary Office and Associated Filling of Land for a Period of 3 Years.
Total Area	2032 m ²
Total Gross Floor Area	530 m ²
Medium Goods Vehicle Loading/Unloading Parking Spaces	1
Private Car Parking Space	1
Operating Hours	Mondays to Fridays from 9:00 a.m. to 5:00 p.m.; No operation on Saturdays, Sundays, and public holidays.

1.3 The application site is served by one vehicle access point with a width of 7 metres, which connects to Lin Ma Hang Road via a rural road.

1.3 申請用地設有 1 個車輛進出點，進出點的寬度為 7 米，經鄉村小路連接蓮麻坑路。

1.4 Swept Path Analysis has been conducted for the access points and passages. The site access points and parking arrangements are sufficient for safe maneuvering and operation.

1.4 已就進出點及通道進行掃描路徑分析（Swept Path Analysis）。用地進出點及泊車位安排足以安全迴旋及操作。

1. Lin Ma Hang Road has green minibus services along the route for boarding and alighting. The site is about 50 meters from the nearest green minibus stop, and on-site staff and visitors can take the minibus and then walk to the site.

1.6 蓮麻坑路有綠色公共小巴沿途上落客，場地距離最近的綠色公共小巴上落客點約 50 米，場內員工及訪客可乘搭小巴再步行前往場地

2. Traffic Flow Generated by the Proposed Development/ 擬議發展引起的交通流量

2.1 In this application, only one temporary warehouse is provided for storing construction materials. However, as the daily frequency of goods storage or retrieval is low, the proposed single medium goods vehicle loading/unloading bay is considered sufficient for daily operations.

2.1 在本次申請中只設置了 1 個臨時貨倉存放建築材料，但每日存貨或取貨次數低，所以擬議 1 個中型上落貨車位是足夠日常運作。

2.2 The Applicant will first implement a Transport Management Plan to properly manage the impact of vehicle access and egress on the nearby roads and to disperse the generated traffic flow. At the same time, since daily transport operations are not time-critical, the Applicant will endeavour to schedule vehicle entry and exit during non-peak hours on the nearby roads. The estimated traffic flow table associated with the proposed loading/unloading bay is as follows:

2.2 申請人會先實行運輸安排計劃以妥善管理車輛進出對附近道路的影響，分散產生的交通流量。同時因為日常的運輸作業并非時間迫切，所以申請人會盡量安排在附近道路的非繁忙時間安排車輛出入。擬議的上落貨停車位相關的交通流量預計表格如下：

2.3 Estimated traffic flow generated by the Proposed one MGV loading and unloading parking space

預估擬議的一個MGV 上落貨位產生的交通流量。

Table 2.3. Estimated Trips Generation / Attraction

Time Period	Estimated Trips Generation / Attraction	
	MGV	
	IN	OUT
0900-1000	1	1
1000-1100	0	0
1100-1200	0	0
1200-1300	0	0
1300-1400	1	1
1400-1500	0	0
1500-1600	1	1
1600-1700	0	0
Total	3	3
Overall average per hour	0.375	0.375

2.3 Estimated traffic flow generated by the Proposed one Private Car parking space

預估擬議的一個私家車停車位產生的交通流量。

Table 2.4. Estimated Trips Generation / Attraction

Time Period	Estimated Trips Generation / Attraction	
	MGV	
	IN	OUT
0900-1000	1	0
1000-1100	0	1
1100-1200	0	0
1200-1300	0	0
1300-1400	1	0
1400-1500	0	0
1500-1600	0	1
1600-1700	0	0
Total	2	2
Overall average per hour	0.25	0.25

Table 2.4 Current traffic flow in Lin Ma Hang Road (Survey point show in Figure 1.1)

06-02-2026 Friday

Time (Firday)	Type of Vehicle				
	Private Car/Taxi	Minibus & Franchised Bus	Light Goods	Med/Heavy Goods Vehicle	Others
0900-1000	17	4	9	12	6
1000-1100	22	4	7	12	3
1100-1200	21	4	11	9	2
1200-1300	18	3	8	12	4
1300-1400	26	4	12	13	2
1400-1500	30	4	10	10	3
1500-1600	19	4	13	8	1
1600-1700	41	4	8	11	3
Total	194	31	78	87	5
Overall	414				
Overall average hour	52.125				

07-02-2026 Saturday

Time (Firday)	Type of Vehicle				
	Private Car/Taxi	Minibus & Franchised Bus	Light Goods	Med/Heavy Goods Vehicle	Others
0900-1000	15	4	10	10	5
1000-1100	20	4	10	12	4
1100-1200	21	4	13	9	2
1200-1300	25	3	5	9	4
1300-1400	21	4	12	14	2
1400-1500	24	4	8	10	3
1500-1600	21	4	9	6	2
1600-1700	19	4	8	6	3
Total	166	31	75	76	25
Overall	373				
Overall average hour	46.625				

2.3 Current average traffic flow/目前平均交通流量

Friday: Total vehicles counted = 414 vehicles (over 8 hours), with an average of 52.125 vehicles per hour.

Saturday: Total vehicles counted = 373 vehicles (over 8 hours), with an average of 46.625 vehicles per hour.

Comparison: Traffic volume on Friday was higher than on Saturday (an increase of approximately 11%). This is likely due to increased commuting traffic on a weekday. The proposed development is expected to generate only about 1.5 additional vehicles per hour. It is anticipated that this will not cause any noticeable traffic congestion, delay, or decline in level of service. Compared to the existing condition, the additional traffic volume will not result in any significant adverse impact on the capacity or level of service of Lin Ma Hang Road.

星期五：總車輛數 414 輛（8 小時內），平均 52.125 輛/小時。

星期六：總車輛數 373 輛（8 小時內），平均 46.625 輛/小時。比較：星期五的交通流量高於星期六（增幅約 11%）。可能是因為工作日導致通勤流量增加。

擬議發展帶來的額外交通增量僅約 1.5 輛/小時，預計不會出現任何明顯交通擁擠、延誤或服務水平下降，相較現況，額外交通量對蓮麻坑路（Lin Ma Hang Road）的容量或服務水平不會造成任何顯著不利影響。

擬議運輸安排計劃

1. All vehicles requiring access to the site for loading or unloading must make a booking with the site management office at least one day in advance.
2. Vehicle access to the site is permitted only from Monday to Friday, between 9:00 a.m. and 5:00 p.m.
3. The site management will arrange a staff member at the vehicle gate to assist with the entry and exit of vehicles.
4. The site main gate will remain open throughout the operating hours.

1. 車輛到場地上落貨需要提早一天向場地管理方預約時間。
2. 只能在星期一至五的上午九時至下午五時進出場地。
3. 場地管理方會安排一名員工在車閘口協助車輛進出場地。
4. 場地大門在營運時間內會保持開放

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

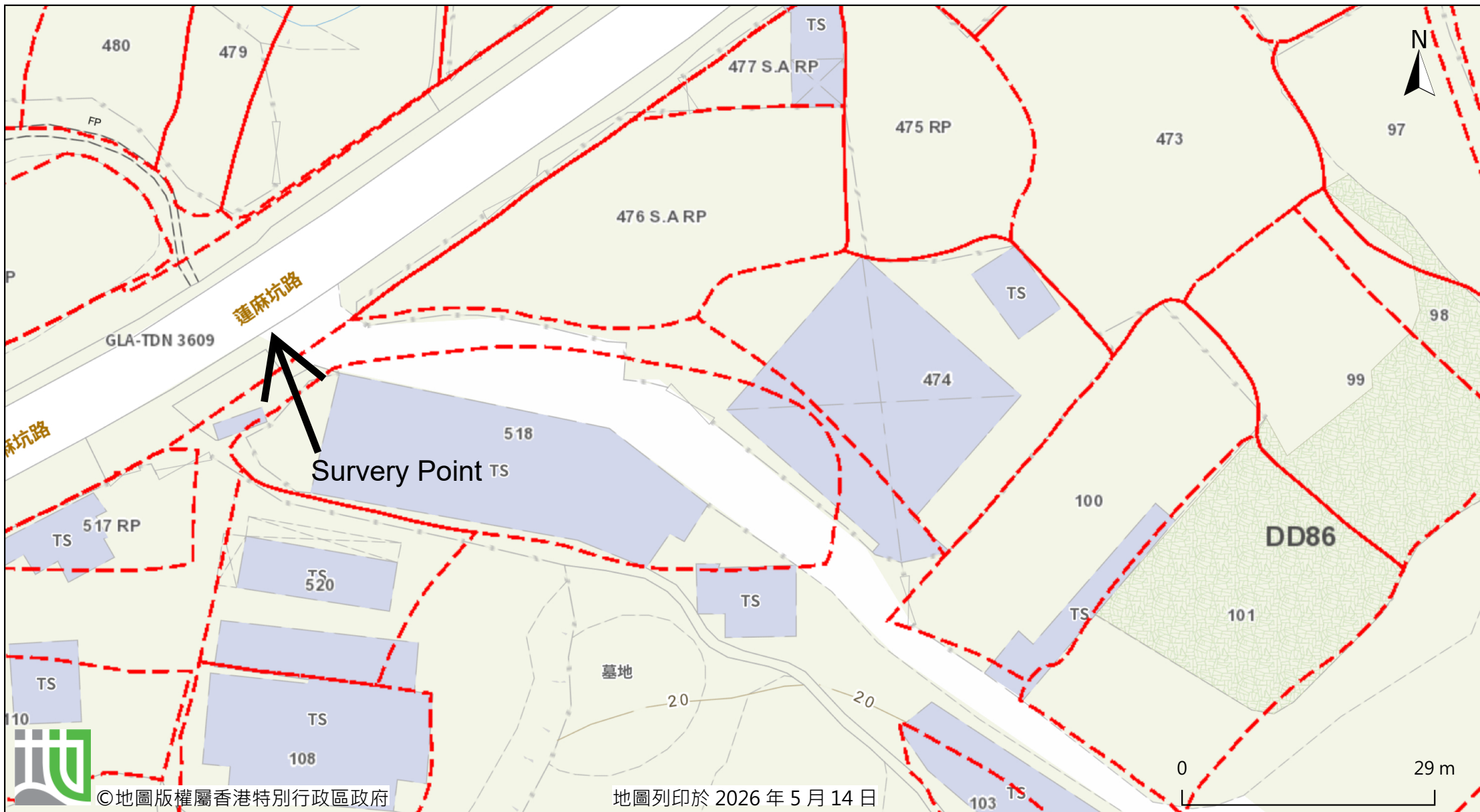
Cheryl Tsz Man TSANG/PLAND

寄件者: AI TSANG <[REDACTED]>
寄件日期: 2026年05月14日星期四 12:38
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: Re: Planning Application No. A/NE-MKT/63 Proposed Temporary Warehouse (Storage of Construction Materials) with Ancillary Office and Associated Filling of Land for a Period of 3 Years
附件: Figure 1.pdf
類別: Internet Email

Dear Madam,

Please find attached Figure 1 for traffic impact proposal

Carter Tsang
[REDACTED]



©地圖版權屬香港特別行政區政府

地圖列印於 2026 年 5 月 14 日