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Adrian Tsz Hin TAM/PLAND

寄件者: Thomas Wan <[redacted]>
寄件日期: 2026年08月19日星期三 13:41
收件者: Adrian Tsz Hin TAM/PLAND
副本: William Shu Tai WONG/PLAND; Johnny Chung Yin LAM/PLAND
主旨: FW: Planning Application No. A/NE-MUP/236 --- Proposed Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years
附件: LandsD Comment.pdf; Sha Tau Kok Lot 176 177 178 - Swept Path Plan .pdf; EPD Commentv.2.pdf; TD Comment Eng v.1.pdf

類別: Internet Email

Dear Sir/Madam,

Please note that we have revised the attachment “Response to Comments from Transport Department (TD)”.

Kindly disregard the previous version and use the attached revised version for your consideration.

Regards,
Thomas Wan
Tel : [redacted]

From: Thomas Wan
Sent: Monday, August 17, 2026 3:40 PM
To: 'Adrian Tsz Hin TAM/PLAND' <athtam@pland.gov.hk>
Cc: 'William Shu Tai WONG/PLAND' <wstwong@pland.gov.hk>; 'Johnny Chung Yin LAM/PLAND' <[redacted]>; 'YF' <[redacted]>; '[redacted]' <[redacted]>; '[redacted]' <[redacted]>
Subject: FW: Planning Application No. A/NE-MUP/236 --- Proposed Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years

Dear Sir/Madam,

We refer to the comments received from the Transport Department (TD), Lands Department (LandsD) and Environmental Protection Department (EPD) on the above planning application.

We enclose herewith our responses to the respective comments as attached, together with the Swept Path Analysis drawing as requested by TD, for your consideration.

In addition, we confirm that the proposed open storage site will not store any dangerous goods and will not be used as a workshop.

Should you require any further information or clarification, please do not hesitate to contact.

Regards,

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Thomas Wan
Tel : [redacted]

1. LandsD Comment

The applicant acknowledges the restriction under the Block Government Lease and notes that no structure is proposed within the application site under the current planning application.

If such permission is not granted, the applicant will not use the said Government land as access. Alternative access arrangements will be reviewed and submitted to the relevant authorities for approval.

2. LandsD Comment

The applicant confirms that the planning application covers only the proposed temporary open storage use and does not include the existing structures located on other portions of Lot 176 S.B RP.

Those existing structures are outside the application site, The lot owner will handle their lease compliance separately, including application for Short Term Waiver where required.

3. LandsD Comment

The applicant notes the irregularities identified by LandsD. However, the application site does not include the unauthorized structures on Lot 176 S.B RP or the fenced-off Government land. These irregularities are located outside the application site.

The applicant has brought these irregularities to the attention of the lot owner. The lot owner has advised that the following rectification actions will be taken:

(a) **Unauthorized structures within Lot 176 S.B RP**
The lot owner will either:

- submit a Waiver application to LandsD to regularize the existing structures, if they are to be retained; or
- demolish and remove the unauthorized structures.

(b) **Unlawful occupation of Government land**
The lot owner will remove the unauthorized fencing from the Government

land adjoining Lot 176 S.B RP and 177 S.B RP, and restore the Government land to its original condition.

4. LandsD Comment

The lot owner agrees to submit a Waiver application to LandsD for the existing structures not covered by the planning application, if they are to be retained. The lot owner accepts that the waiver, if approved, may be granted on a whole-lot basis and may be subject to back-dated waiver fees, administrative fees and such other conditions as LandsD may impose.

he applicant also notes that only temporary structures will be considered for the proposed temporary use, and no permanent structures are proposed in this application.

The applicant and lot owner will comply with any requirements imposed by LandsD in respect of the existing structures and the use of Government land.

LandsD Comment 5

The applicant notes LandsD's objection. However, the unauthorized structures and the unlawful occupation of Government land identified by LandsD are located outside the application site and are not part of the planning application. The applicant is the user of the application site only.

The applicant has already notified the lot owner of the irregularities. The lot owner has advised that they will rectify the lease breaches and apply for the necessary Waiver / Government land permission separately.

1. **TD Comment:**

   The applicant should advise and substantiate the traffic generation from and attraction to the application site and the traffic impact to the nearby road links and junctions.

   Response ：

   The proposed site will be temporarily used as an open-air storage area for CLP cable for a period of three years. The total site area is approximately 875.36 m^2. The operating hours will be from 8:00 a.m. to 7:00 p.m., Mondays to Saturdays. No operation will take place on Sundays and public holidays.

   The site is mainly for cable storage and emergency response purposes, and is not intended for frequent daily goods movement. Only one HGV loading/unloading parking space is proposed. Four private car parking spaces are proposed.

   The estimated traffic generation is shown in Table 1. The total traffic generation is 2 vehicle trips in and 2 vehicle trips out per day. The maximum hourly flow is only 1 trip per hour, and the average hourly flow is approximately 0.25 vehicle per hour per direction.

   The generated traffic is very low and will not cause adverse impact on nearby road links and junctions. The applicant will also schedule HGV movements during non-peak hours to further minimize the impact.

Table 1

Estimated traffic generation from the proposed HGV loading/unloading space

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

2. **TD Comment:**

The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking spaces, preferably using the swept path analysis.

Response：

A swept path analysis has been carried out for the proposed HGV. The analysis demonstrates that the proposed HGV can satisfactorily enter and exit the site, man oeuvre within the site, and access the loading/unloading space safely.

The access point is 6 m wide, and the proposed HGV loading/unloading space is 11 m in length and 3.5 m in width. The swept path drawings are attached for reference.

3. **TD Comment:**

The applicant shall provide a proposal on the vehicular access arrangement including the run-in/out design for vehicles leaving/entering the application site.

Response：

The site is served by one single access point of 6 m wide. The access point will be designed with adequate sightlines, warning signs, road markings, and suitable run-in/run-out geometry to allow vehicles to enter and leave the site safely.

The access arrangement will ensure that entering and exiting vehicles do not conflict with pedestrians or obstruct the public road. Details are shown on the access arrangement plan.

4. **TD Comment:**

The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety.

Response：

The site is not open to the general public. The nearest franchised bus stop is about 180 m from the site. Staff and visitors can take bus 78K and walk about 3 minutes to the site using the existing public footpath.

The following pedestrian safety measures will be implemented within and at the site entrance:

5 km/h speed limit within the site;

Reversing vehicles to be guided by a banksman;

Staff to wear high-visibility vests inside the site;

5. **TD Comment:**

The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the application site.

Response：

A booking system will be implemented. Only one HGV will be allowed to enter the site at any one time. All loading and unloading activities will take place entirely within the site.

Vehicles will not be permitted to wait or queue on the public road or the access road outside the site. A gate or barrier will be provided at the site entrance to control entry.

The site management will monitor the access point during operation hours to ensure no queuing occurs.

6. **TD Comment:**

The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the application site.

Response ：

No visitor parking spaces are proposed. Visitors will be encouraged to use public transport, such as bus 78K.

"No parking" signs will be erected at the site entrance and along the adjacent access road. Physical measures, such as movable barriers or traffic cones, will be provided where necessary to prevent unauthorized parking. The management will conduct regular inspections and will report illegal parking to the Police if necessary.

7. **TD Comment:**

The proposed vehicular access road between Sha Tau Kok Road - Wo Hang and the application site is not managed by TD. The applicant should seek comments/approvals from the responsible parties for the proposed vehicular access road.

Response：

The applicant acknowledges that the vehicular access road between Sha Tau Kok Road – Wo Hang and the application site is not managed by Transport Department.

The applicant will identify the responsible party for the access road and will obtain the necessary written comments/approvals before the proposed use commences. The applicant will also submit the relevant approval documents to the Transport Department as requested.

EPD Comment 1

The applicant will comply with the latest Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites and the Recommended Pollution Control Clauses for Construction Contracts during filling of land. The applicant will ensure that all necessary environmental related control, protection and pollution prevention measures are implemented during the filling of land and the operation of the proposed temporary open storage site.

EPD Comment 2

Noted. The relevant mitigation measures will be fully implemented.