



**LCH Planning and Development
Consultants Limited**

Our Ref.: PD2403001/02-02
Your Ref.: TPB/A/NE-MUP/213

26 February 2025

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/ Madam,

**APPLICATION NO. A/NE- MUP/213 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

Further Information Submission

We refer to the captioned application.

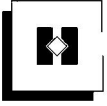
Please find attached the Responses to Departmental Comments in Annex 1 and the Swept Path Analysis in Annex 2.

Should you have any queries, please feel free to contact Emily Hui at .

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *FHKIS MHKIP*
Director

Encl.
c.c. the Applicant



ANNEX 1

RESPONSE TO

DEPARTMENTAL COMMENTS



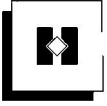
Section 16 Application No. A/NE-MUP/213

Annex 1 - Response to Departmental Comments Table

No.	Comments Received	Our Responses
<i>1. Comments from Transport Department dated 21 February 2025</i>		
(i)	The applicant shall review the feasibility of the proposed vehicular access route as it is located within a planned development under A/NE-MUP/185.	<p>Noted. The swept path analysis for the approved application A/NE-MUP/185 indicates that the ingress and egress are situated in the northwestern part of the site. Vehicles access this site via the local access road at DD 38 Lot 105 sB RP and the adjacent government land, which links to Sha Tau Kok Road – Wo Hang. Meanwhile, vehicles for the Subject Application use a different local access road that lies within DD 38 Lot 147 RP, Lot 175 RP, and adjacent government land, also connecting to Sha Tau Kok Road – Wo Hang. Since both sites connect to the main road via separate local access roads, there should be no conflict regarding vehicular access routes between them. Refer to <i>Annex 2</i> for the swept path analysis of both Applications.</p> <p>As at today, there is no indication that the planned development under A/NE-MUP/185 would be taken in place and utilize the area in front of the Application Site, which is currently shared use by the adjacent domestic households as well. In case there is any potential conflict, the Applicant will liaise with the land owners of the lots within A/NE-MUP/185</p>
D	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	<p>Noted. It is estimated that there will only be 2 roundtrips of Light Goods Vehicles per peak operation hour for the delivery of materials and 2 roundtrips of private car per peak operation hour for commuting purpose which will not cause a significant impact on trip generation and trip attraction within and around the site. Thus, it is not anticipated to have any adverse traffic impact to the existing roads. This limited traffic volume is not expected to significantly</p>



		impact traffic generation or attraction in the surrounding area. As a result, no vehicle queuing is anticipated.
(iii)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	<p>A “Pedestrian accident blackspot ahead” road sign will be posted at the ingress/egress of the Applicatino Site which serves as a warning to drivers, alerting them to the presence of a high-risk area for pedestrian accidents. With the advanced notice, drivers can exercise extra caution and be more attentive to the potential hazards in the surroundings.</p> <p>Road pumps will also be installed at the ingress/egress and within the car park in order to help control and reduce the speed of vehicles which helps mitigate the risks of car accidents, particularly in areas where pedestrians may present. These two measures can ensure safety of both drivers and pedestrians.</p>
(iv)	The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.	Noted. The Proposed Development solely serves as storage purposes. No direct provision of goods and services will be conducted on the Application Site and no incoming visitors are anticipated. There are two vehicle parking spaces provided within the site area. The incoming vehicles can park on the site which shall not cause any illegal parking in the vicinity.
(v)	The proposed vehicular access between Sha Tau Kok Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted and it is understood that the application document has been circulated to the concerned departments.



ANNEX 2

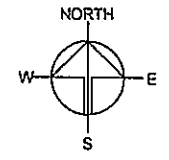
SWEPT PATH ANALYSIS OF

A/NE-MUP/185 AND A/NE-MUP/213

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



INGRESS / EGRESS
7.3 m (ABOUT)(W)

THIS PORTION OF THE APPLICATION SITE FALLS WITHIN AREA ZONED AS "AGR" ON THE APPROVED MAN UK PIN OZP NO. S/NE-MUP/11.

FROM THE LOCAL ACCESS TO THE APPLICATION SITE

INGRESS / EGRESS
7.3 m (ABOUT)(W)

THIS PORTION OF THE APPLICATION SITE FALLS WITHIN AREA ZONED AS "AGR" ON THE APPROVED MAN UK PIN OZP NO. S/NE-MUP/11.

FROM THE LOCAL ACCESS TO THE APPLICATION SITE

INGRESS / EGRESS
7.3 m (ABOUT)(W)

THIS PORTION OF THE APPLICATION SITE FALLS WITHIN AREA ZONED AS "AGR" ON THE APPROVED MAN UK PIN OZP NO. S/NE-MUP/11.

FROM THE APPLICATION SITE TO THE LOCAL ACCESS

INGRESS / EGRESS
7.3 m (ABOUT)(W)

THIS PORTION OF THE APPLICATION SITE FALLS WITHIN AREA ZONED AS "AGR" ON THE APPROVED MAN UK PIN OZP NO. S/NE-MUP/11.

FROM THE APPLICATION SITE TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- LOADING / UNLOADING SPACE (MGV)
- LOADING / UNLOADING SPACE (CV)
- PARKING SPACE (PC)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT
 PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND

SITE LOCATION
 VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE
 1 : 1000 @ A4

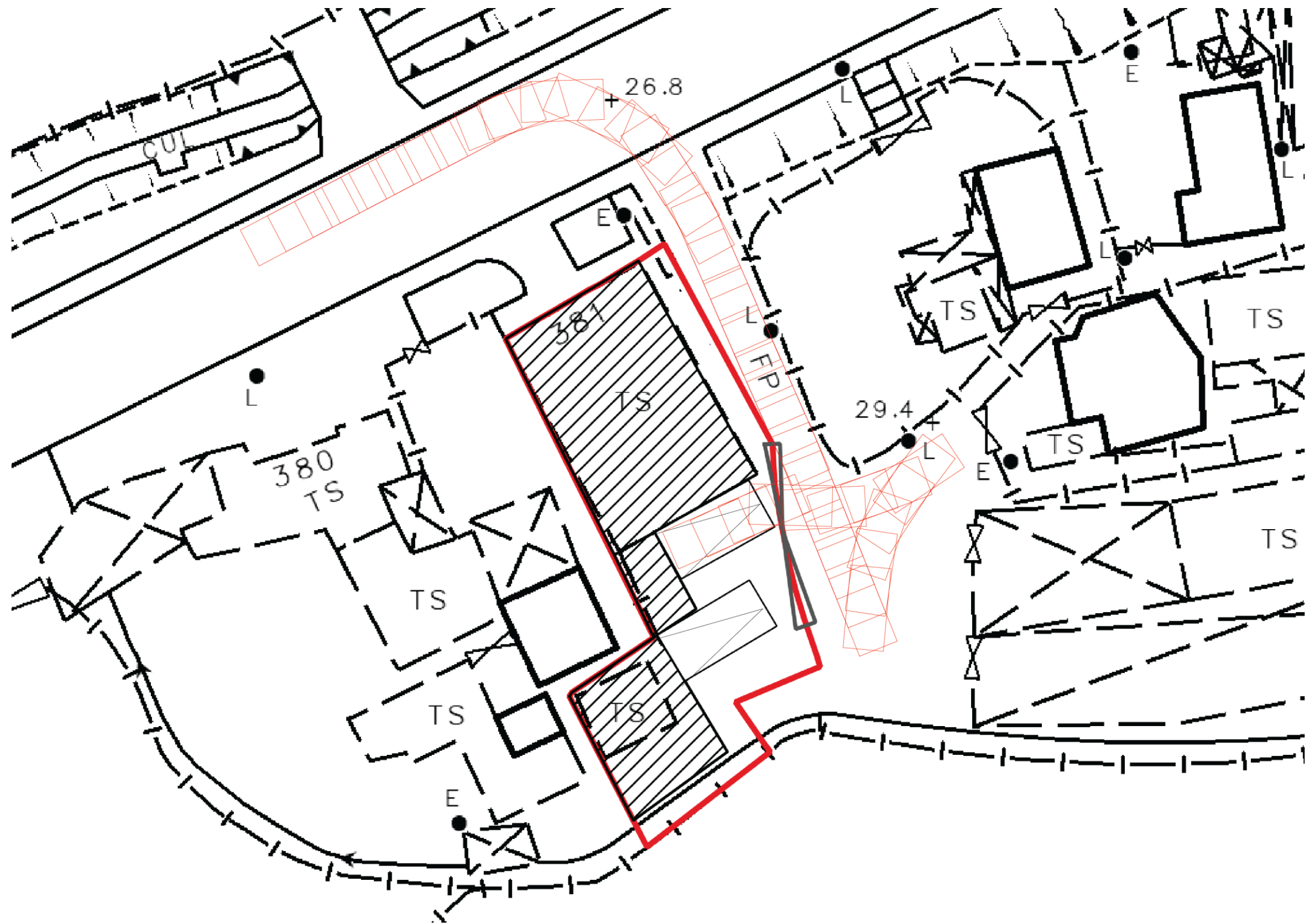
DRAWN BY
 MN DATE
 23.3.2023

REVISED BY
 DATE

APPROVED BY
 DATE

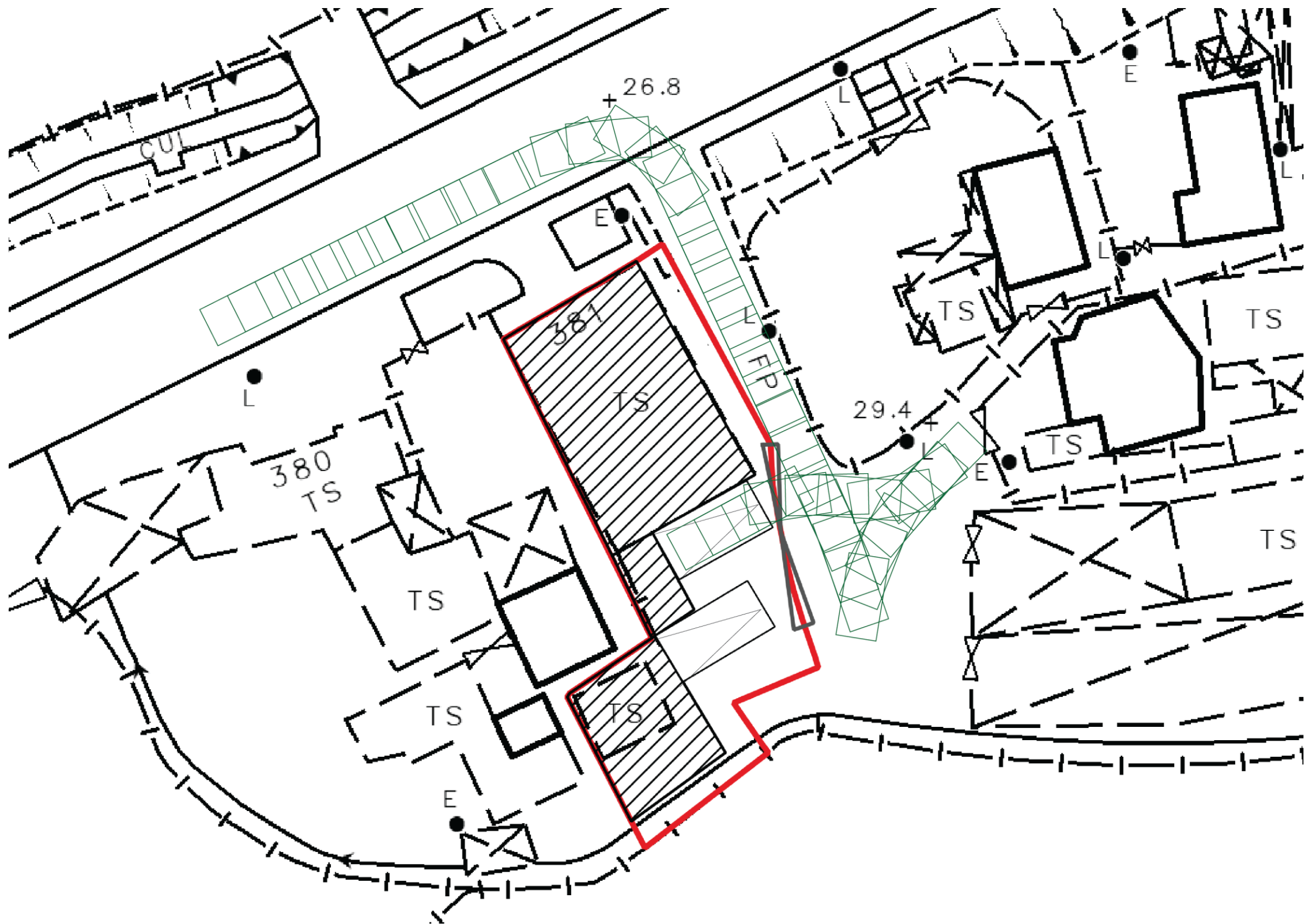
DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO.
 PLAN 6 VER.
 002



**LCH Planning and Development
Consultants Limited**

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories



**LCH Planning and Development
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Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories