



Our Ref.: PD2403001/02-03  
Your Ref.: TPB/A/NE-MUP/213

10 March 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.

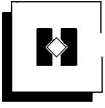
In response to the comments from the Transport Department, a conflict between the proposed access route and the structure outlined in A/NE-MUP/185 has been identified. To address this issue, we have revised the layout and repositioned the ingress and egress points of the site. The locations of the structures have also been adjusted accordingly.

Vehicles will now enter and exit the site through the newly designated ingress/egress, which is situated near the intersection of Sha Tau Kok Road – Wo Hang and the local access road adjacent to the Application Site. This modification ensures that there will be no collision with the Application Site of A/NE-MUP/185 and the concerned private road on DD38 Lot No. 148.

Please note that the Application boundary and the development parameters remain unchanged from our previous submission dated 29 November 2024. For further details, please refer to Annex 1 and Annex 2, which include the revised layout plan and the swept path analysis, as well as Annex 3 for our responses to departmental comments.

As the revised layout plan constitutes minor changes to the disposition and form of the buildings, our submission of further information should be accepted but publication and recounting shall not be exempted with reference to TPB PG No. 32B.

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

Proposed Development Parameters	
Site Area :	About 410 sq.m.
Nos. of Structure :	3
Built Over Area :	About 250 sq.m.
Max. Building Height :	5 meters
Site Coverage :	About 61%



Two LGV Loading/ Unloading Bays of 7.0m (L) x 3.5m (W)

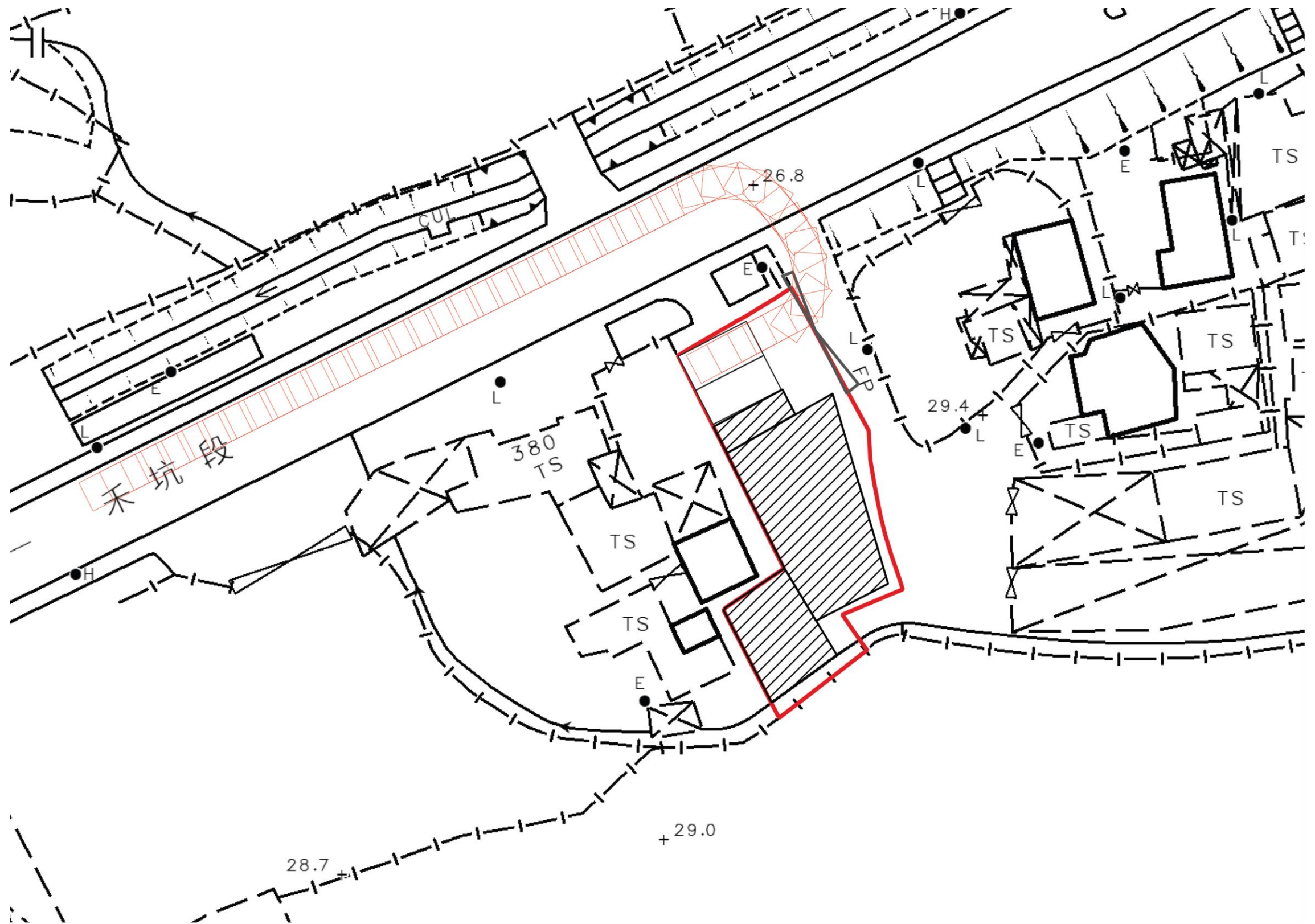
Ingress/Egress of at least 12m wide

Structure  
1-storey Warehouse with ancillary office  
Total Floor Area: 19 sq.m.  
Height: About 3m

Structure  
1-storey Warehouse with ancillary office  
Total Floor Area: 165 sq.m.  
Height: About 5m

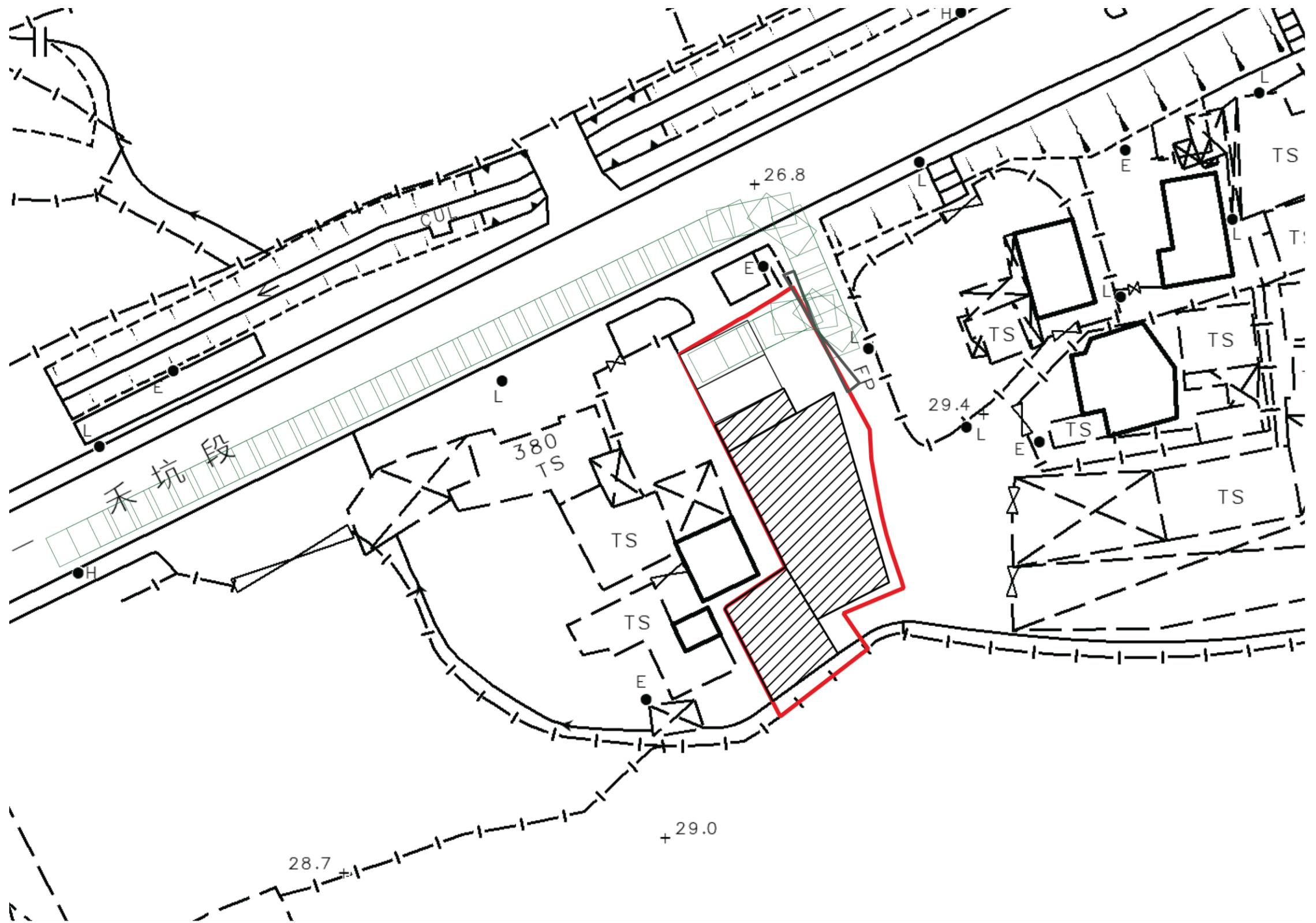
Structure  
1-storey Warehouse with ancillary office  
Total Floor Area: 66 sq.m.  
Height: About 5m

-  Application Site
-  Proposed Structures



**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



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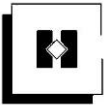
Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories



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

Annex 3 - 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. We have revised the layout and repositioned the ingress and egress points of the site. The locations of the structures have also been adjusted accordingly.</p> <p>Vehicles will now enter and exit the site through the newly designated ingress/egress, which is situated near the intersection of Sha Tau Kok Road – Wo Hang and the local access road adjacent to the Application Site. This modification ensures that there will be no collision with the Application Site of A/NE-MUP/185 and the concerned private road on DD38 Lot No. 148.</p> <p>Please note that the Application boundary and the development parameters remain unchanged. For further details, please refer to <i>Annex 1</i> and <i>Annex 2</i>, which include the revised layout plan and the swept path analysis.</p>
(ii)	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 impact traffic generation or attraction in the surrounding area. As a result, no vehicle queuing is anticipated.</p>



(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.