

Our Ref.: DD 82 Lot 87 RP
Your Ref.: TPB/A/NE-TKLN/93

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

By Email

5 February 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone,
Lot 87 RP (Part) in D.D. 82, Lin Ma Hang Road, Ta Kwu Ling North, New Territories**

(S.16 Planning Application No. A/NE-TKLN/93)

We write to submit further information in response to department comments of the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG [REDACTED] the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/STN, PlanD (Attn.: Mr. Timothy WU [REDACTED])



Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone,
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(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Commissioner for Transport (C for T)		
(a)	The applicant shall illustrate on a layout plan, and justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site.	The layout plan (<u>Plan 3</u> of the original submission) has shown the location of parking and loading/unloading (L/UL) spaces at the application site (the Site). The estimated trip generation/attraction of the proposed development has been provided in <u>Section 3.4 of the supplementary statement</u> of the original submission.
(b)	The applicant should advise the width of the vehicular access leading to the Site.	The vehicular access between the Site and Lin Ma Hang Road is about 5.5 m in width.
(c)	The applicant shall demonstrate the satisfactory manoeuvring of the goods vehicles entering and exiting the subject site, manoeuvring within the subject site and into/out of the parking and loading/unloading spaces, preferably using swept path analysis.	The swept path analysis (<u>Plan 5</u> of the original submission) has illustrated the smooth manoeuvring of light goods vehicles manoeuvring within the subject site, into/out of the parking and L/UL spaces, along the local access, and at the junction of Lin Ma Hang Road.
(d)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	Staff will be deployed at the site ingress/egress and the junction of Lin Ma Hang Road to direct incoming/exiting vehicles to enhance road safety along the local access. Besides, ‘BEWARE OF HEAD ON TRAFFIC’ and ‘BEWARE OF PEDESTRIAN’ signs will be shown at the junction of Lin Ma Hang Road and the site ingress/egress respectively to enhance road and pedestrian safety along the local access.
(e)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	
(f)	The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.	The proposed development is for warehouse use only without any shopfront. No visitor is expected at the Site. As such, the concern over illegal parking near the Site is not anticipated.

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(g)	The proposed vehicular access between Lin Ma Hang Road and the application site is not manged by TD. The applicant should seek comments from the responsible party.	Noted.
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