

TPB Ref.: A/NE-FTA/269

By Email

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

Dear Sir,

Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 333 RP (Part) & 334 (Part) in D.D.87, Ta Kwu Ling, N.T.

Our response to the comments of the Transport Department is found below:

Transport Department's comments	Applicant's response
<ul style="list-style-type: none">● 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 the swept path analysis;● The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;● The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;● The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site; and● The proposed vehicular access between Kong Nga Po Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	<p>Please see the attached Figure 7 & 8 for demonstrating the smooth manoeuvring of vehicles within the subject site and into/out of the parking and loading/unloading spaces.</p> <p>Flashing lights and alarm will be provided at the ingress/egress to alert the pedestrian when there is passage of vehicles.</p> <p>No car gate will be installed at the application site so that no queueing of vehicles will be found outside the subject site.</p> <p>The applicant will arrange a pre-book system to manage the arrival time of the MGV/HGV to ensure no queueing of vehicles outside the subject site.</p> <p>Noted.</p>

Our response to the comments of Director of Environmental Protection (DEP) is found below:

DEP's comments	Applicant's response
Please provide information on how the sewage produced from the application site would be treated.	The septic tank and soakaway system will be provided. The septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.

Our response to the comments of the DAFC:

DAFC's comments	Applicant's response
The applicant should implement measures to protect nearby watercourses from adverse impacts during the construction and operational phases.	The applicant will provide sand bags surrounding the application site during the filling of land. The septic tank and soakaway system will be provided to avoid the adverse impact during the operational phase. The septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.

In response to the comments of the DLO/North, the applicant will apply for short term waiver (STW) to the DLO/North upon planning approval. The applicant will cease to occupy the adjoining Government land and remove the temporary structures on the adjoining Government land.

The revised drainage proposal is attached for the consideration of the CE/MN, DSD.

Should you have any questions please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Shirley CHAN) –
By Email