

Table 1: Responses to Comments from Government Department on Planning Application No. A/NE-LYT/816 (19 February, 2024)

COMMENTS	RESPONSES
<p>1. Sha Tin, Tai Po and North District Planning Office, Planning Department</p>	
<p>(a) According to the Planning Statement, the application site is proposed to be used as temporary warehouse and open storage of construction materials, which would be fenced off by corrugated metal sheets on all sides. Please advise how the access of emergency vehicles and pedestrian from Sha Tau Kok Road – Ma Mei Ha to the village settlements in Ng Uk Tsuen would not be interrupted by the proposed use. Public comments received during the statutory public inspection period raising similar concerns are also attached (Appendix A) for your reference.</p>	<p>(a) A pedestrian access/path will be reserved with the Application Site for local villagers from Sha Tau Kok Road – Ma Mei Ha to the village settlements in Ng Uk Tsuen (see Figure 4A at Annex 1). Meanwhile, it is worth note that no emergency vehicle access was provided in the past and emergency vehicles are not using the private land within the Application Site. The Applicant will continue to allow the refuse collection vehicles to access the site and collect the refuse at the villagers’ waste collection point at regular time interval. As such, the pedestrian access would not be interrupted by the proposed development.</p>
<p>2. Urban Design & Landscape Section, Planning Department</p>	
<p><u>Landscape Observations / Comments</u></p> <p>(a) With reference to the aerial photo of 2022, the site is located in an area of rural inland plains landscape character comprising of clusters of small houses, temporary structures, vehicle parks, and clusters of tree groups. The site is hard paved and some trees of common species are observed along the site boundary within the site. According to the Planning Statement, 51 nos. of existing trees (i.e. Ficus Microcarpa) along the site boundary would be preserved as far as practical. According to the Layout Plan, the proposed layout will be in</p>	<p>(a) According to our site visit on 8.1.2024, approximate 59 trees are found within the site (see Landscape and Tree Preservation Proposal at Annex 2). The trees are Ficus Microcarpa and in good conditions. All the existing trees are proposed to be preserved within the Application Site. The details of the existing trees (location and size) are shown in Figure 5 and photos showing the condition of existing trees are provided at Annex 2.</p> <p>All the structures are set back 2m from the site boundary to allow the</p>

COMMENTS	RESPONSES
<p>conflict with the existing trees. Without information (e.g. location, size, conditions and proposed treatment etc.) on the existing trees within the site, potential adverse impact on the landscape resources arising from the proposed use cannot be reasonably ascertained.</p>	<p>preservation of existing trees and provision of drainage facilities. Therefore, the proposed layout will not be in conflict with the existing trees.</p>
<p><u>Detailed Comments / Advisory Comments</u></p> <p>(b) The applicant should provide information (e.g. location, size, conditions and proposed treatment etc.) on the existing trees within the site, proposed tree treatment and mitigation measures, if any. The applicant is reminded to offset the proposed temporary structures and car parks from the existing trees to avoid damage to the trees.</p>	<p>(b) See our response in 2(a) above.</p>
<p>3. Highways Department</p>	
<p>(a) The proposed access arrangement and the Traffic Impact Assessment for the run-in/out at Sha Tau Kok Road - Ma Mei Ha should be commented and approved by the Transport Department (TD);</p>	<p>(a) Noted.</p>
<p>(b) The run-in/out should be designed and constructed in accordance with prevailing Highways Department (HyD) Standard Drawings to the satisfaction of HyD and TD;</p>	<p>(b) Drawing No. STK004 is attached showing the existing drop kerb complies with TPDM – Diagram 3.6.3.1 (see Annex 3).</p>
<p>(c) Adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains.</p>	<p>(c) Noted. The Application Site has been equipped with existing drainage facilities and a drainage proposal has been submitted together with this application. Proper drainage facilities will be provided to the satisfaction of Drainage Services Department.</p>

COMMENTS	RESPONSES
4. Transport Department	
(a) Please provide the detailed layout of run-in/out and ensure that it complies with the requirements in TPDM Vol. 2 Ch. 3.6; and	(a) Drawing No. STK004 is attached showing the existing drop kerb complies with TPDM – Diagram 3.6.3.1 (see Annex 3).
(b) Due to restriction in sightline and limited space for right-turn movements into and out of the site, please mandate the vehicular movements into and out of the site to be left-turn only.	(b) All vehicles from the run in/out will be restricted to “Left Turn” only. “Right Turn” movement can be taking place at the nearby roundabout.
5. Environmental Protection Department	
(a) It is noted that the applicant proposed septic tank for the temporary warehouse and open storage area. However, please be advised that there is existing public sewerage (i.e. FMH1003701) in the vicinity of the application site. The applicant shall explore the feasibility of connecting to public sewer for sewage disposal and if applicable, submit a Sewerage Impact Assessment Report with this S.16 application for review by EPD and DSD;	(a) Taking into consideration that there will be not more than 10 staff working on the site and the operation will be restricted in daytime only from Monday to Saturday, it is considered the sewage flow generated from the Application Site is minimal and provision of septic tank within the site is adequate to treat the sewage.
(b) Please note that ProPECC PN5/93 has been superseded by ProPECC PN1/23. Please update relevant content;	(b) Noted. Paragraph 4.7 (e) of the Planning Statement should read “On-site washrooms will be provided. Septic tank will be installed to treat the sewage generated from the Application Site as no public sewerage connection is available. The Applicants will follow ProPECC PN 1/23 to prevent any water pollution.”

COMMENTS	RESPONSES
(c) Inconsistency has been spotted in the planning statement. Please clarify if all the loading/unloading activities will be conducted within the warehouse;	(c) We clarify that all loading/unloading activities will be conducted within the warehouse.
(d) Please clarify if the warehouses have any openings (including windows and doors). If yes, please indicate the location of all windows and doors on suitable plans;	(d) The proposed warehouse will provide 6.25% openable window area to meet openable windows requirements for fire safety purpose (the extract of the fire services installation proposal is attached at Annex 4 for reference). The windows will be kept closed at all time and a well-designed ventilation system will be provided to improve the indoor air quality. The doors of the warehouses were also marked on the plan.
(e) The applicant should review whether the extent, height and construction of the boundary walls are adequate in screening all on-site activities from the residential buildings in the vicinity. The applicant is suggested to provide such boundary wall such that there is no direct line-of-sight from the nearby sensitive uses, including the Hung Leng and Ng Uk Tsuen, to the proposed development;	(e) The Application Site will be fenced off by metal sheets along the whole boundary of about 2.5. Most of the construction materials will be stored within the warehouse and the warehouse structures will help screening on-site activities from the residential buildings in the vicinity. For other open storage activities, the Applicant will ensure that the stacking height of the materials stored within the Application Site will not exceed the height of the boundary fence.
(f) While we note that the proposed warehouse structures may potentially help screening on-site activities from the nearby noise sensitive receivers (NSRs), the applicant should ensure and prove that all such noise screening would be available throughout the operation. Otherwise, alternative and adequate noise mitigation measures should be provided; and	(f) As all loading/unloading activities will be conducted within the warehouse and the operation is restricted to day-time only without any workshop activities, the Applicant will minimize all noise generating activities
(g) Considering the loading / unloading activities inside the warehouse, the applicant is advised to provide warehouse	(g) Noted.

COMMENTS	RESPONSES
<p>structure of adequate surface mass density (e.g. >7kg/m²) to minimise noise transmitting through the structure and the subsequent noise nuisance/impact.</p>	
<p>6. Drainage Services Department</p>	
<p>(a) The application site is in the vicinity of existing Tan Shan River to the east of the application site. Should the application be approved, the applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the Tan Shan River. All the proposed works in the vicinity of the river should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to DSD's satisfaction.</p>	<p>(a) The stormwater from the application site will be connecting to the existing manhole which is more than 3m away from the top of the bank. The drainage connecting work will be at the cost of the applicant and will not cause any adverse impact to the existing stormwater drainage system during and after construction.</p>
<p>(b) The project proponent should demonstrate clearly that the proposed development would not cause any increase in the flooding susceptibility of the adjacent areas and Tan Shan River.</p>	<p>(b) Since there is no change of catchment areas. Therefore, there is no additional run-off. Tan Shan River is a proper river with adequate capacity to cater the stormwater from the adjacent areas.</p>
<p>(c) Please also be advised on the following general requirements in the drainage proposal:</p>	<p>(c) Noted.</p>
<p>(i) Surface channel with grating covers should be provided along the site boundary;</p>	<p>(i) All surface U-channels with concrete cover will be provided along the site boundary and heavy duty steel grating will be provided at the vehicular entrance/exit point.</p>
<p>(ii) A drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert</p>	<p>(ii) Drawing No. STK-002B – Drainage Plan (see Annex 5) is submitted showing the proposed drainage system for the site including the</p>

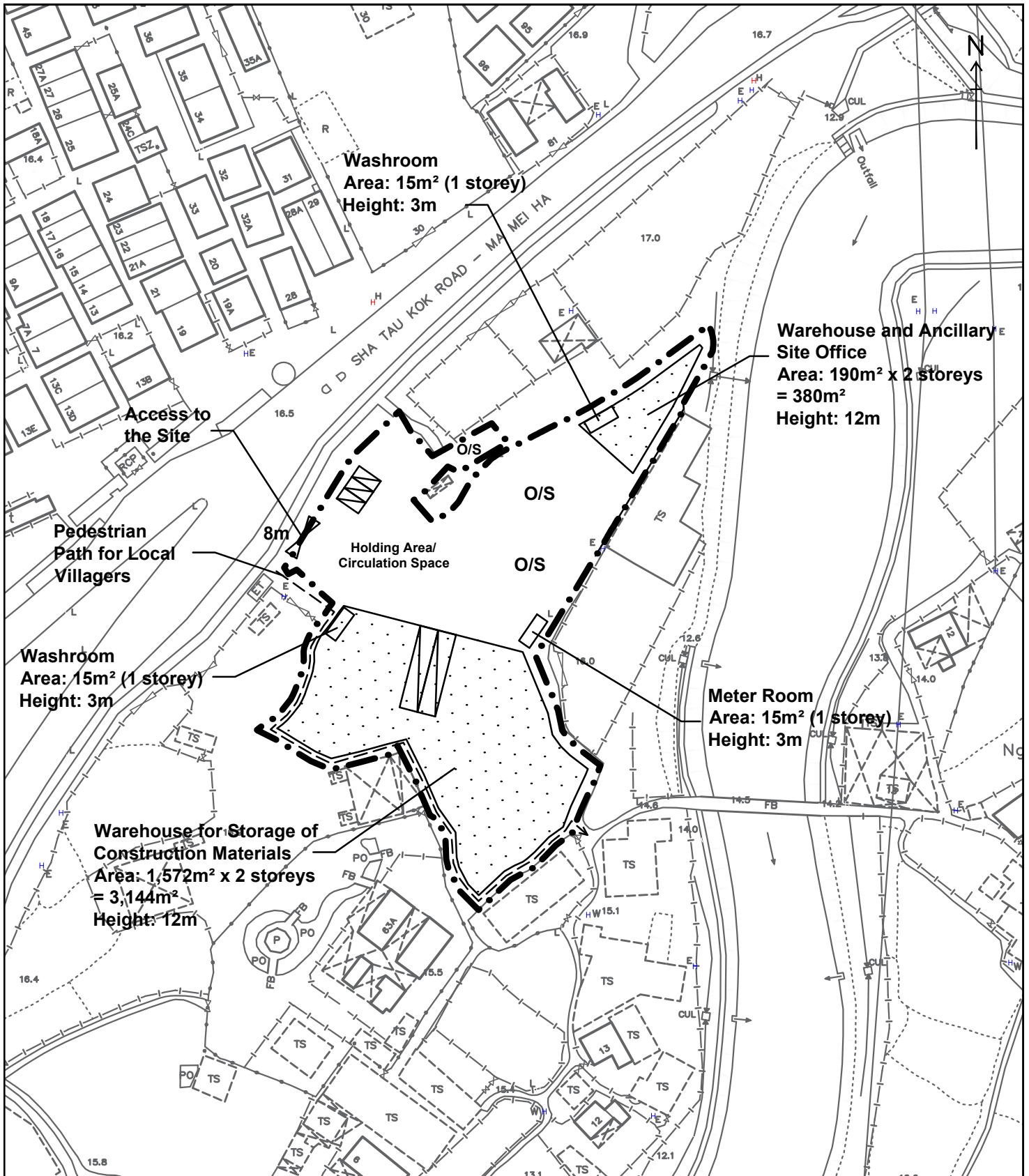
COMMENTS	RESPONSES
level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;	ground levels, invert levels and the gradients.
(iii) The cover levels of proposed channels should be flush with the existing adjoining ground level;	(iii) Topographic survey has been carried out, all proposed drainage levels will flush with the existing adjoining ground levels.
(iv) A catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;	(iv) Catchpits are provided for all connecting the proposed U-channels where there is a change of flow direction.
(v) Catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;	(v) Catchpit No. 5 with sand trap will be provided where is the outlet of the proposed drainage system. The details is shown on the attached Sketch No. 1.
(vi) The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. He should also ensure that the flow from this site will not overload the existing drainage system;	(vi) The stormwater from the application will be finally discharged onto the existing streamcourse (Tan Shan River) as original since there is no change of catchment areas. Therefore, there is no additional run-off. Tan Shan River is a proper river with adequate capacity to cater the stormwater from the adjacent areas.
(vii) The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary;	(vii) U-channels will be constructed inside the boundary wall and openings will be provided to collect run-off from adjacent catchpit. A typical details of opening (Sketch No. 2) is attached for reference.

COMMENTS	RESPONSES
(viii) The applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works;	(viii) The final discharge point (Catchpit 5) with sand trap will connect to existing manhole as shown on Drainage Plan (Drawing No. STK 002B). The proposed drainage design for the application has already taken consideration of the catchment of the application site and adjacent areas, therefore, there will be adverse effect to the existing drainage system during construction period and after the works.
(ix) The proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;	(ix) The applicant will properly construct and maintain all drainage works within and outside the lot boundary at its own expenses.
(x) For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from LandsD and/or relevant private lot owners;	(x) Prior agreement will be sought from LandsD/relevant land owner when works for any works outside the lot boundary.
(xi) The applicant should make good all the adjacent affected areas upon the completion of the drainage works;	(xi) The applicant will make good all the adjacent affected areas upon the completion of the drainage works;
(xii) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;	(xii) Government and its agent are welcome to have site inspection on the completed drainage work.
(xiii) The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required; and	(xiii) If required, the applicant will allow connections from adjacent lots to the completed drainage works.

COMMENTS	RESPONSES
<p>(xiv) Photos should be submitted clearly showing the current conditions of the area around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan.</p>	<p>(xiv) Site photos are attached showing the location of the application site and the existing steamcourse nearby.</p>

Annex 1

Figure 4A – Layout Plan showing the Pedestrian Route



Legend:

- Application Site (about 4,064 sq.m.)
- O/S Open Storage of Construction Materials
- Loading/Unloading Spaces for Container Vehicles/Medium Goods Vehicles (3.5m x 16m) (2 nos.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

For Identification Purpose

Layout Plan

Figure 4A

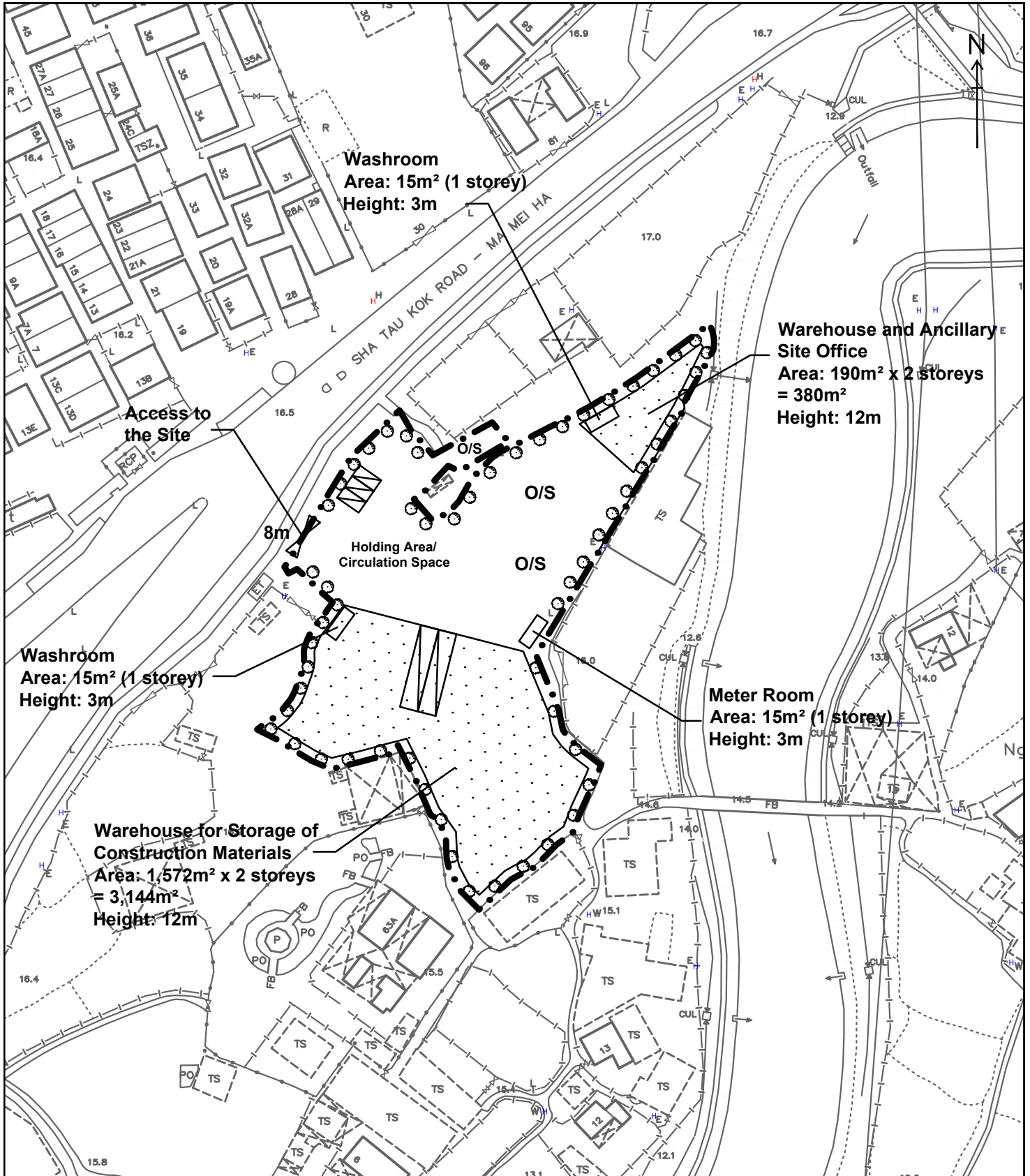
Scale 1:1000




羅迅測計師行
Lawson David & Sung
 SURVEYORS LIMITED
 Property Consultants • Planning • Valuers • Auctioneers
 Estate Agency Licence No. C-006328

Annex 2

Figure 5 – Landscape and Tree Preservation Proposal and Existing Tree Photos



Existing Trees to be Preserved:	Spacing	Size (Height)	Quantity
*Ficus Microcarpa (細葉榕) 	4m	3 - 6.5m	59

* Landscaping already implemented since previous planning approval (No. A/NE-LYT/586)

For Identification Purpose

Landscape and Tree Preservation Proposal

Figure 5

Scale 1:1000



羅迅測計師行
Lawson David & Sung
 SURVEYORS LIMITED
 Property Consultants • Planning • Valuers • Auctioneers
 Estate Agency Licence No. C-006328

Existing Condition of Trees within the Application Site



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



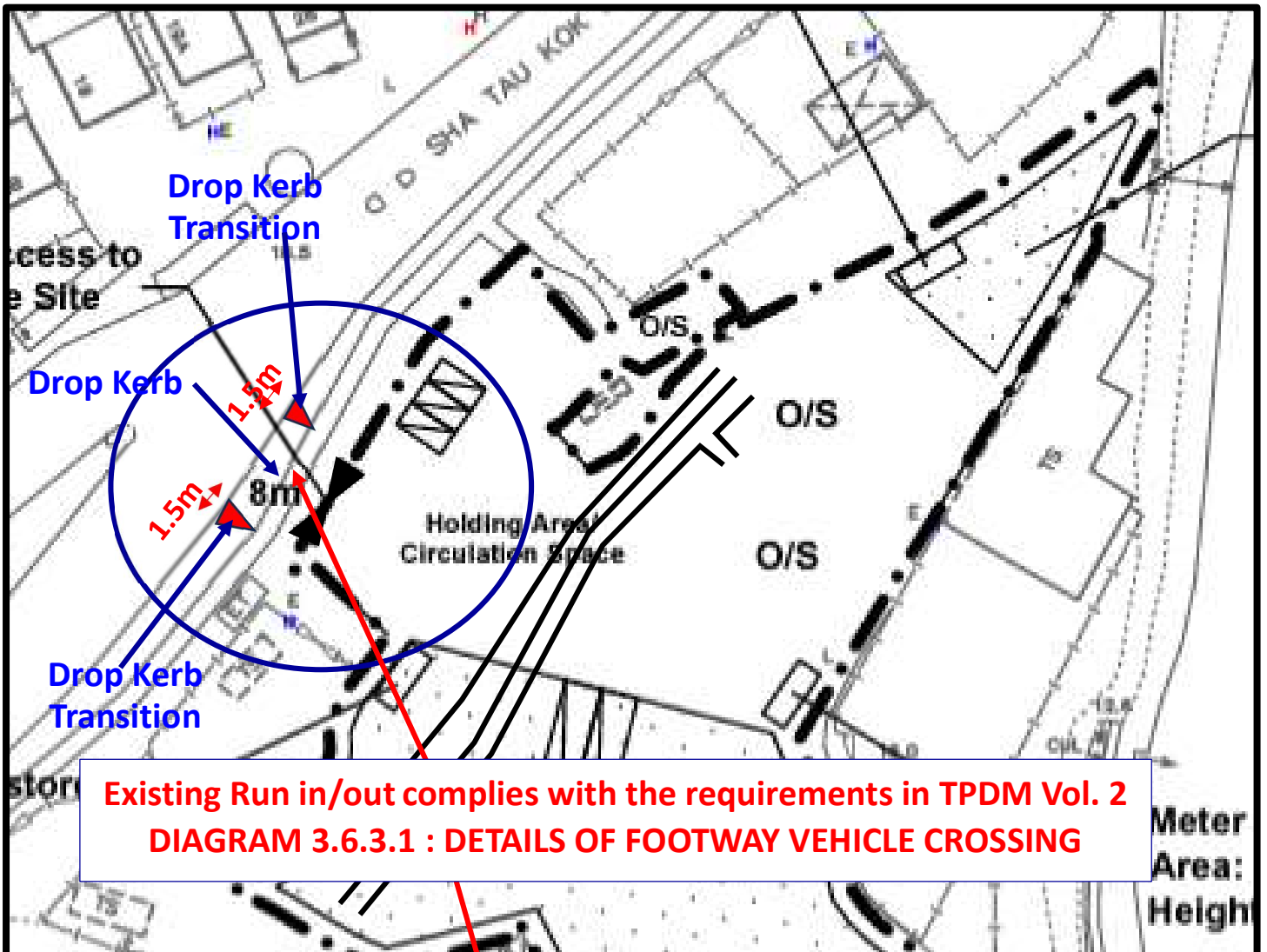
Photo 9



Photo 10

Annex 3

Run in/out Details



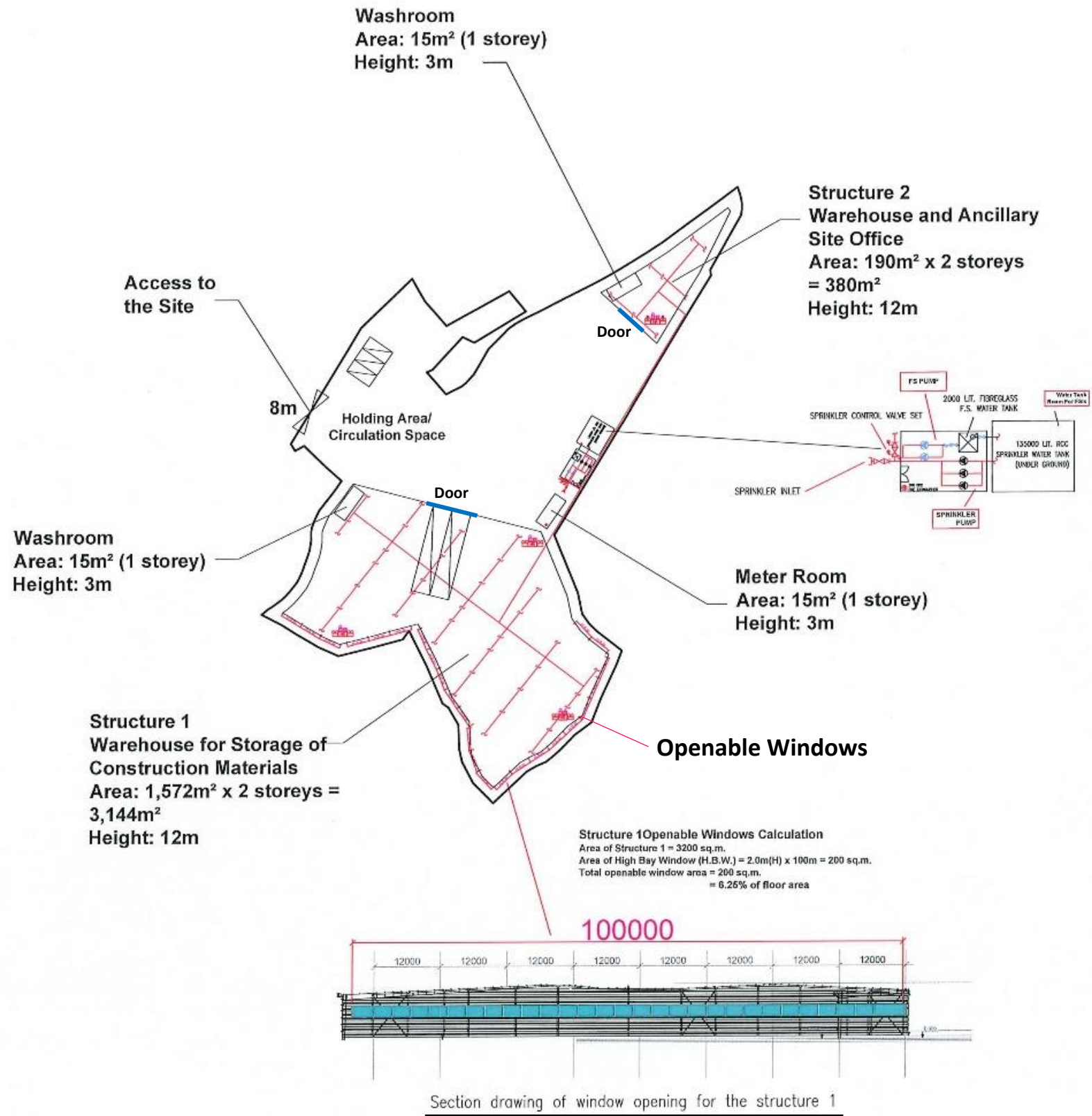
Run in/out Details

Drawing No. STK 004

Annex 4

Openable Windows and Doors of the Proposed Warehouse

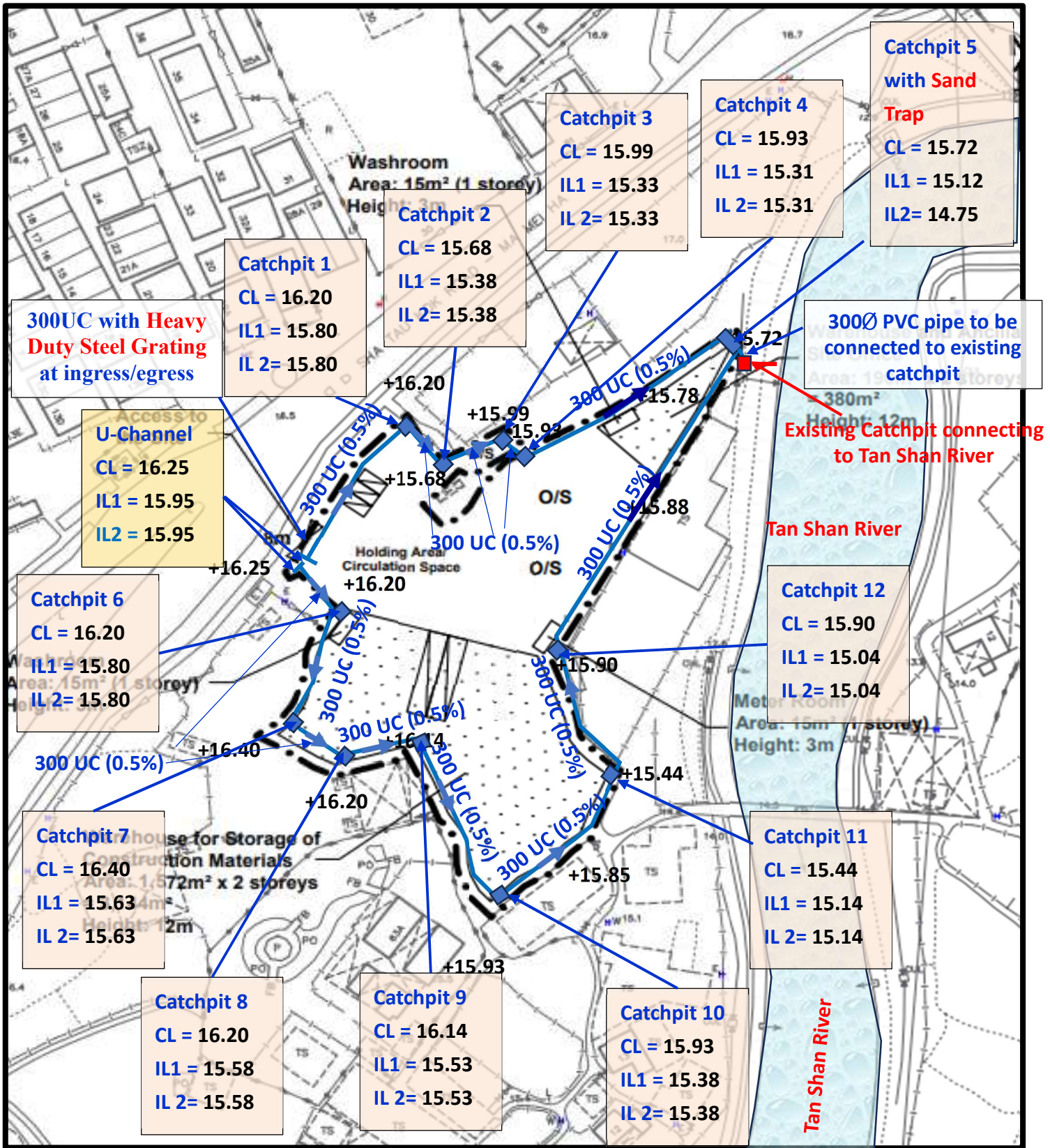
Openable Windows and Doors of the Proposed Warehouse



Drawing extracted from the Fire Service Installations Proposal

Annex 5

Revised Drainage Proposal



Drainage Plan

Drawing No. STK 002B

Drainage Design for the site at DD76

Sha Tau Kok Road – Ma Mei Ha

DSD - STORMWATER DRAINAGE MANUAL

7.5.2 Rational Method

$$Q_p = 0.278CiA$$

where Q_p = peak runoff in m^3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km^2

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics Runoff coefficient, C^*

Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

The surface of the site will be covered by Asphalt, the C should be **0.85** (Mid value)

6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

'Village Drainage' refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a 'Main Rural Catchment Drainage Channel' or 'Village Drainage', depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified. **20 Years** is normally used.

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity x (mm/h) for various Return Periods						
	T(year)						
	2	5	10	20	50	100	200
240	28.5	37.7	43.4	48.6	54.9	59.4	63.6
120	42.2	54.7	62.5	69.6	78.4	84.7	90.8
60	61.0	75.7	84.3	92	101	108	114
30	84.0	100	110	118	128	135	142
15	106	127	139	150	163	173	182
10	119	141	155	168	184	196	208
5	138	161	177	193	216	234	254

i (rainfall intensity) = 92mm/hr (Duration of 60min is used)

$$Q_p = 0.278CiA$$

C = 0.85 (Asphalt)(mid value) (Application Site)

C = 0.15 (Grass Land (Sandy Soil) (Adjacent Area)

i = 92 mm/hr

A = 4,064² (0.00407km²) (Application Site)

+ 750m² (0.00075km²) (Adjacent Area = 20% of Application Site)

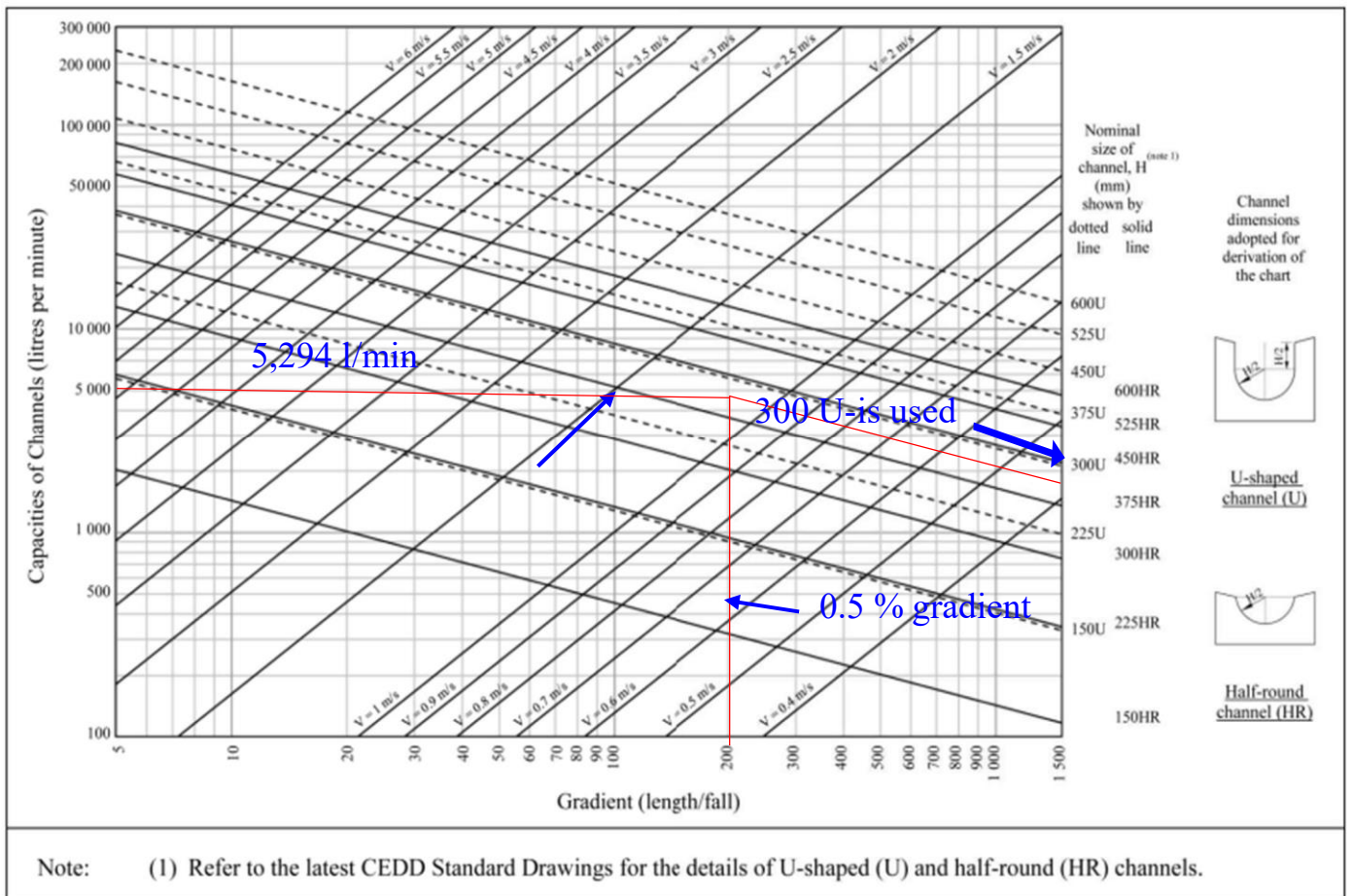
$$Q_p = 0.278 \times 92 \times ((0.85 \times 0.00407) + (0.15 \times 0.00075))$$

$$Q_p = 0.0882 \text{m}^3/\text{s} \text{ or } 5,294 \text{ l/min}$$

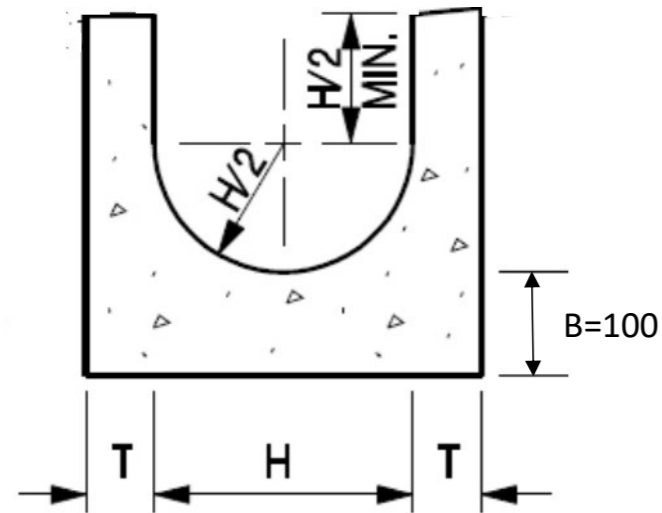
For conservative calculations, all catchment areas are combined for all U-Channels.

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



For 5,294 l/min, 300 U-channel is used.



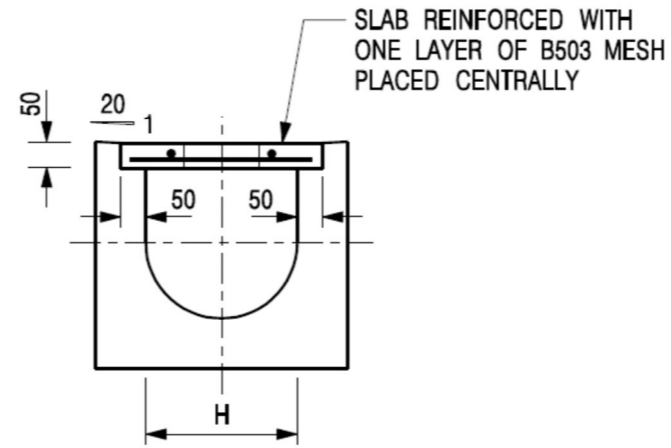
Type 1 & 3 = 225

Type 2 = 300

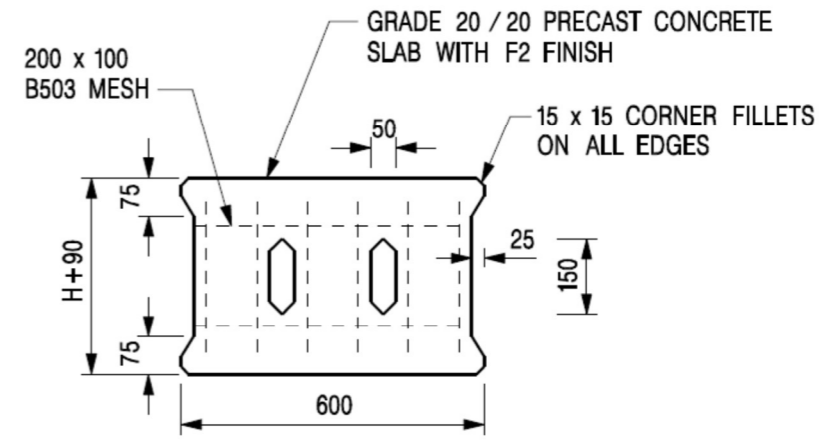
T=80

T=80

U-channel Details



TYPICAL SECTION



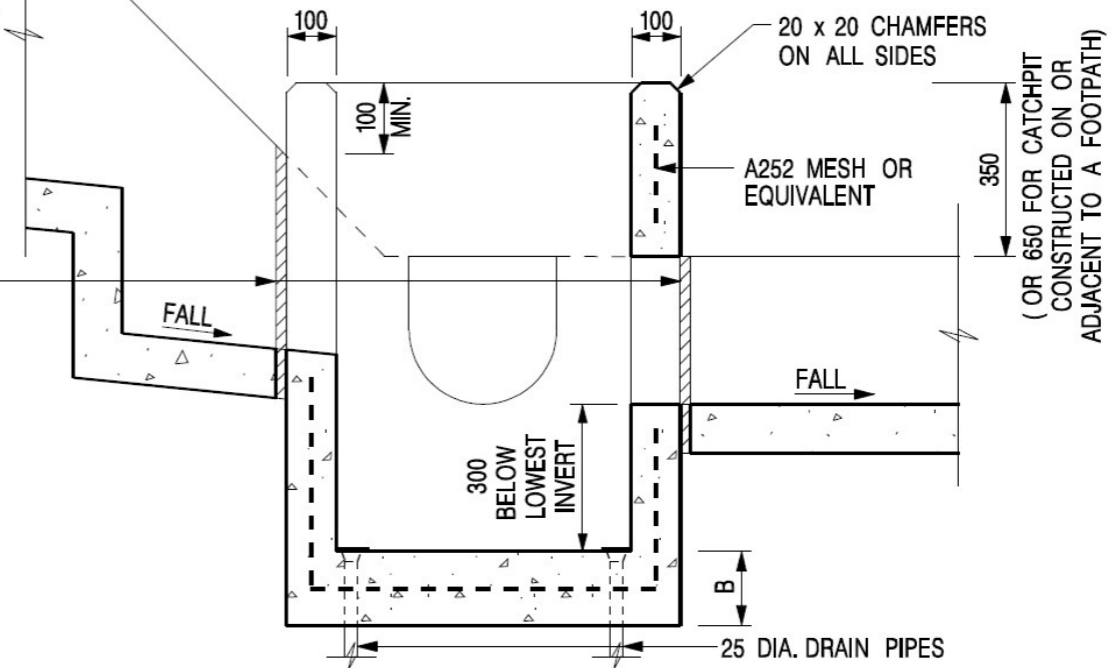
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT

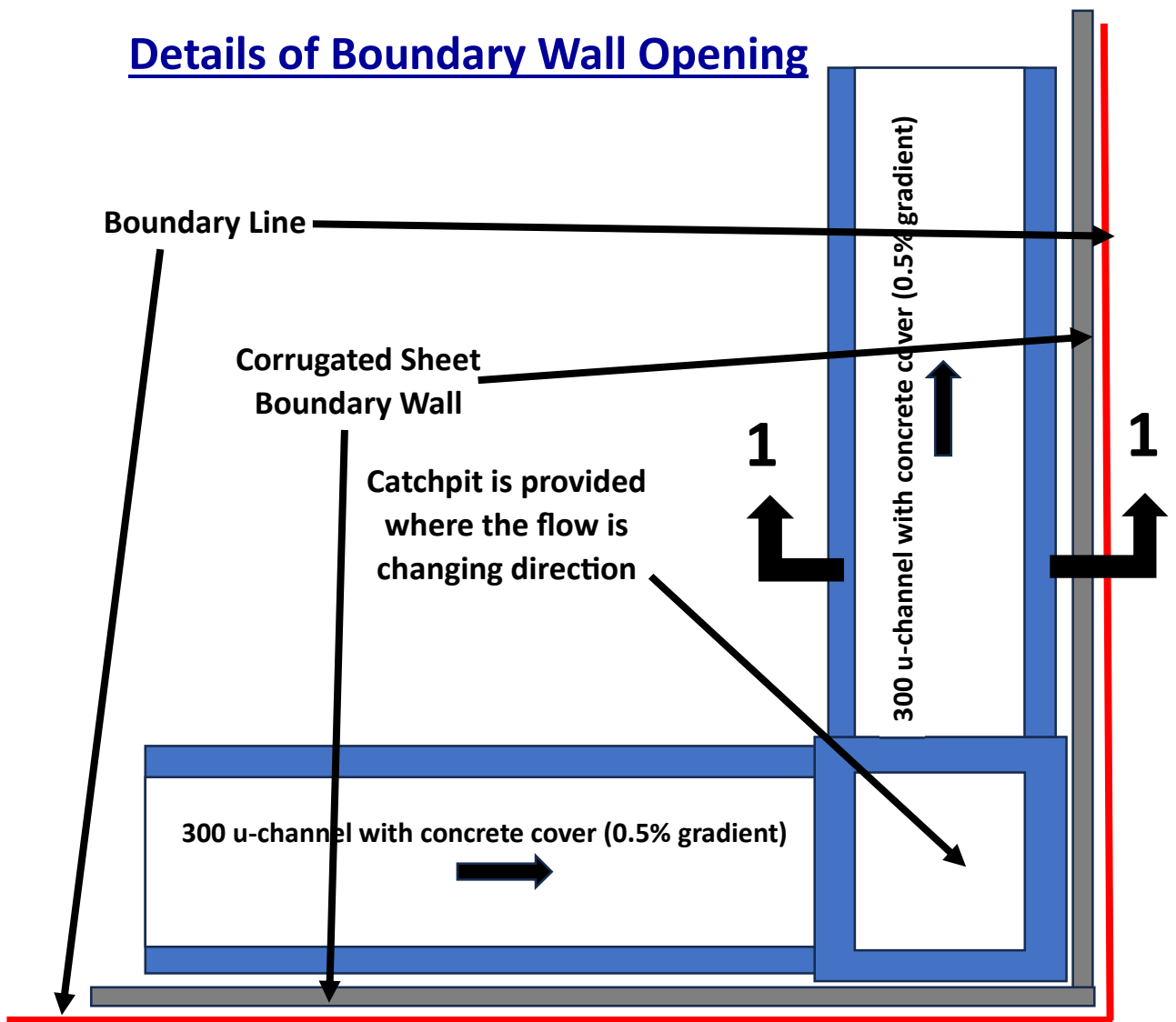


Details of Catchpit with Sand Trap

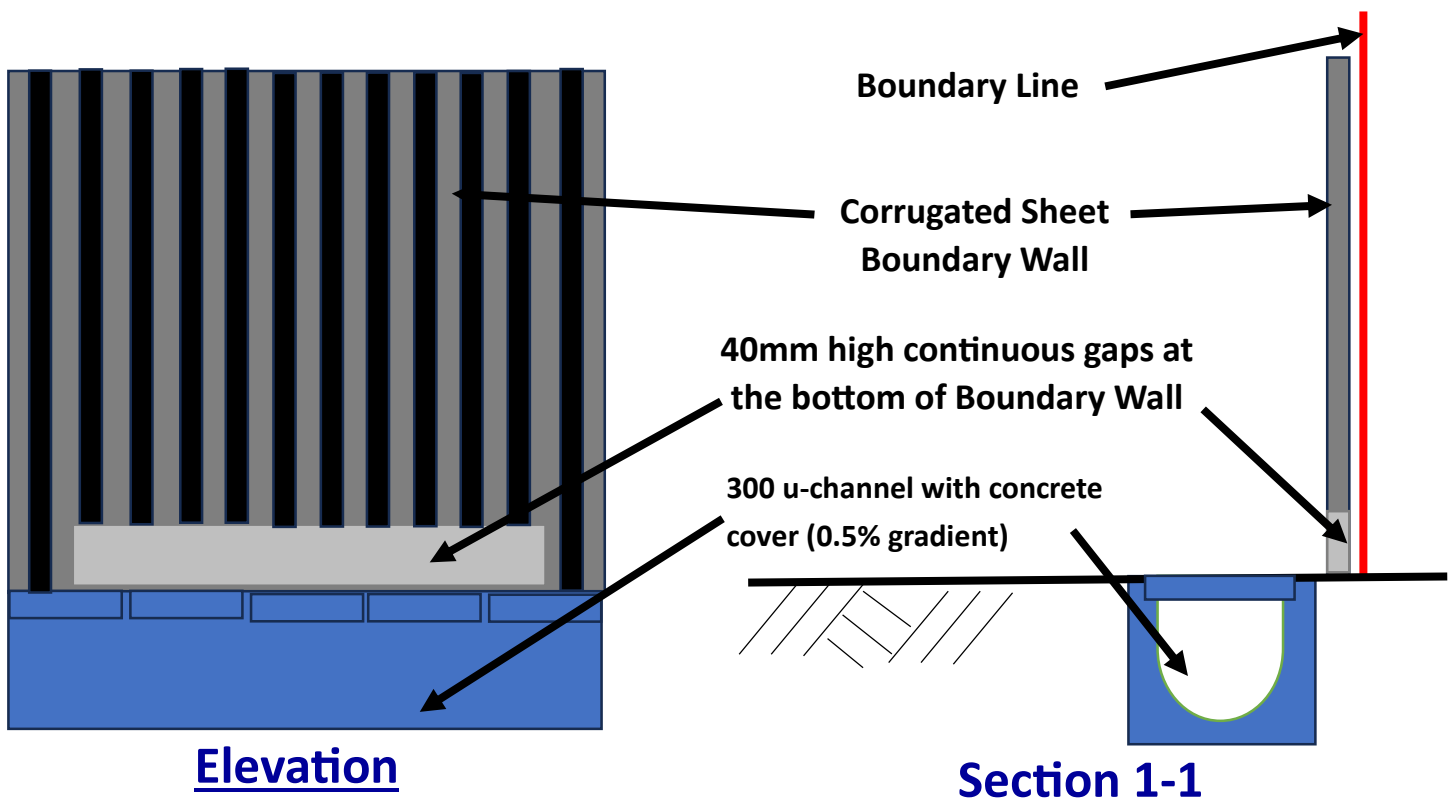
Details of Catchpit and U-channel

Sketch No. 1

Details of Boundary Wall Opening



Typical Plan

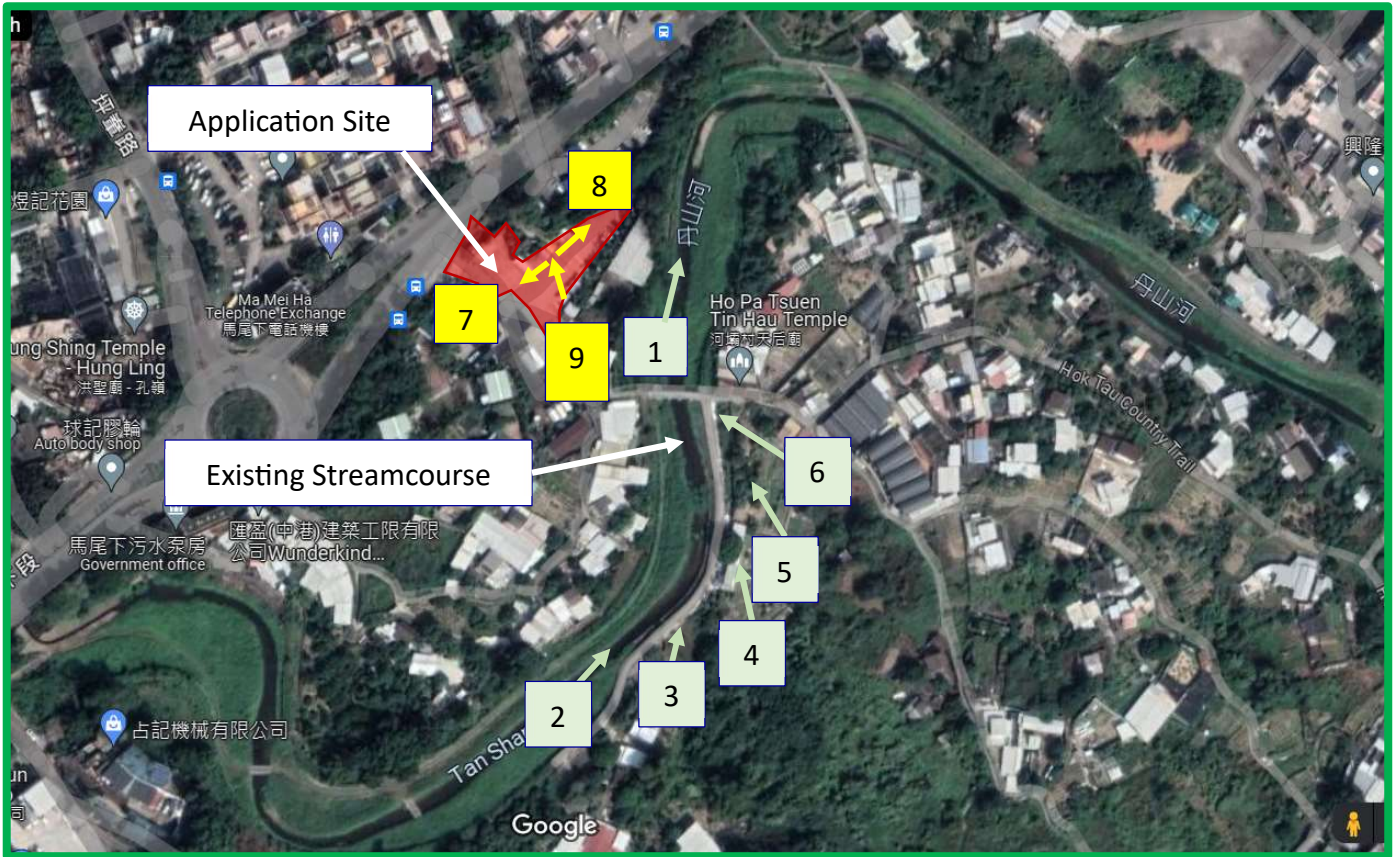


Elevation

Section 1-1

Sketch No. 2

Site Photos



Plan View



Photo No. 1



Photo No. 2



Photo No. 3



Photo No. 4



Photo No. 5



Photo No. 6



Photo No. 7



Photo No. 8



Photo No. 9