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**Carman Chui Ying CHEUNG/PLAND**

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寄件者: Cannis Lee < >  
寄件日期: 2024年04月08日星期一 14:55  
收件者: Carman Chui Ying CHEUNG/PLAND  
副本: Johnny Chung Yin LAM/PLAND; Katie Yuet Yee LEUNG/PLAND; tpbpd/PLAND  
主旨: 回覆: Application No. A/NE-LYT/816  
附件: Revised page of Planning Statement.pdf  
類別: Internet Email

Dear Carman,

In response to the comments from EPD, we provide herewith a revised page of the Planning Statement for your review.

Should you have any queries, please feel free to call me at 2877-1636. Thank you.

Best Regards,  
Cannis Lee

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寄件者: Carman Chui Ying CHEUNG/PLAND [mailto:ccycheung@pland.gov.hk]  
寄件日期: Monday, 8 April 2024 2:06 pm  
收件者: Cannis Lee < >  
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主旨: Re: Application No. A/NE-LYT/816

#### 4.4 Landscape and Tree Preservation

The Application Site is set back from Sha Tau Kok Road – Ma Mei Ha and has been provided with 51 peripheral screen plantings from the previous application (No. A/NE-LYT/741) along the site boundary. The tree species is Ficus Microcarpa, which grow to a mature height of 4 to 6.5 metres. The Applicants would preserve the existing trees within the current Application Site as far as practical, which would act as the natural hedges bounding the edge of the development and thus soften the building footprint of the proposed development. As a result, the proposed development would fit well into the setting in the neighborhood without causing any significant visual impact.

#### 4.5 Drainage Proposal

Existing surface U-channels from the last application can be found surrounding the site boundary of the Application Site. For the current application, U-channel with heavy duty steel grating will be provided at the existing ingress/egress point of the Application Site. To prevent the stormwater affecting the adjacent areas, peripheral u-channels and catchpits are provided to cater for the catchments from the Application Site and the adjacent site. A 300mm PVC pipe will be connected to the existing catchpit at the northeastern boundary, which will then divert surface runoff from the Application Site to the existing Tan Shan River. A drainage proposal is submitted (see **Appendix B**) to show the proposed drainage design.

#### 4.6 Fire Service Installations Proposal

To minimize the fire hazard, the Applicants will provide fire service installations to the satisfaction of the Fire Services Department. A fire service installations proposal (see **Appendix C**) is submitted together with this application.

#### 4.7 Environmental Consideration

The nature of the proposed use will merely involve the storage of construction materials. To minimize the possible environmental nuisance, the Applicants will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities will be conducted at the Application Site;
- (b) The existing 2.5m high corrugated metal fencing will be maintained along the site boundary;
- (c) The operating hours will be restricted from 8 am to 7 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays;
- (d) No more than 3 round trips by goods vehicles daily to minimize the traffic and noise impact;
- (e) On-site washrooms will be provided. Septic tank will be installed to treat the sewage generated from the Application Site. The Applicants will follow ProPECC PN 1/23 to prevent any water pollution.

### 5. Planning Justifications

#### 5.1 Cater for the Demand of Warehouse and Open Storage Facilities

With the introduction of Northern Metropolis Development Strategy in the recent policy address, it could be assumed that many private land, especially existing warehouse and open storage sites, in the Northern New Territories and North Eastern New Territories will be resumed by the Government