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Peter Pak Lun NGAN/PLAND

寄件者:
寄件日期: 2025年07月21日星期一 9:30
收件者: Peter Pak Lun NGAN/PLAND
主旨: RE: Departmental Comments - A/NE-LYT/853
附件: Response the Comments from Development Bureau (RTC Table).pdf

類別: Internet Email

Dear Peter

Attached to response the Departmental comment for your record.

Regards

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Response the Comments from Development Bureau

S.16 Application No. A/NE-LYT/853

Proposed Temporary Cargo Handling and Forwarding Facility for a Period of 3 Years in “Recreation” zone and area shown as ‘Road’, Lots 606 S.A RP (Part) and 606 S.B RP in D.D. 85 and Adjoining Government Land, Po Kak Tsai Road, Fanling, New Territories (Application for Permission under s.16 of the Town Planning Ordinance)

Commenting Department	Comments/Requirements	Applicant's Response
Development Bureau	(i) Clarify if proposed site size is comparable to existing site	The affected site measures 1,601 sq.m; proposed site is 1,684 sq.m (comparable in size).
	(ii) Clarify relationship between applicant (港旺貿易有限公司) and (匯集物流有限公司)	港旺貿易有限公司 is the landowner of the existing site leasing to 匯集物流有限公司.
	(iii) Explain why application was not submitted under 匯集物流有限公司	Lands Department requires waiver applications to be made by landowners; hence 港旺貿易有限公司 (as owner) submitted this application.
	(iv) Provide undertaking for site use by 匯集物流有限公司 if approved	匯集物流有限公司 will submit a formal undertaking letter upon approval, confirming exclusive use for logistics operations.
Agriculture, Fisheries & Conservation Dept. (AFCD)	Our recent inspection reveals that the application site (the Site) is enclosed by metal hoarding and is inaccessible. Based on the proposed drainage layout plan, there is an existing watercourse	A drainage consultant has installed a concrete culvert to maintain flow and prevent flooding. No adverse impact is occurred.

Commenting Department	Comments/Requirements	Applicant's Response
	within the Site. The applicant should clarify if the watercourse will be affected by the proposed use.	
Environmental Protection Dept. (EPD)	Since heavy vehicle is involved and domestic uses are identified within 100m from the site boundary with the nearest one at 10m, we are unable to lend support to the application from the environmental planning perspective.	<ul style="list-style-type: none"> - The time when Heavy vehicles can enter the application site is limited, and they need to make an appointment to enter. - 2.5m solid wall should be constructed to reduce noise pollution. - No operations between 23:00–07:00.
	The applicant is requested to implement relevant measures under ‘the Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (COP)	Applicant will fully adhere to adopt the COP on handle the Environment Aspects of temporary storage sites.
	Regarding provision of septic tank within the Site, the applicant is reminded that the requirements of ProPECC PN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department, Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) Section 40(1), 40(2), 41(1) and 90’ shall be met	Septic tank should be meet the requirement ProPECC PN 1/23 standards; drainage works will comply with Cap. 123I, Sections 40(1), 40(2), 41(1), and 90. EPD will be consulted for environmental issues.
	The applicant may consider using light goods vehicles instead of container vehicle for the proposed use to alleviate traffic noise impact to the nearby residents as well as those along the access road.	Since the existing road is frequently used by the container and travel and operate on nearby site every day. Therefore, the applicant is believing there will not cause significant effect to the nearby residents.